

~ FOR SALE ~

**INVESTMENT PROPERTY  
FULLY-LEASED MEDICAL OFFICE CONDOMINIUM  
LANDMARK OFFICE CENTER**



**2 Old New Milford Road, Suite 1A  
Brookfield, CT**

**Sale Price: \$199,900 PRICE REDUCED!**

Ideal investment opportunity in a class A office building with 11.8% return!

Size:	+/- 1,034 Sq. Ft.
Layout:	Dental office with waiting room, reception area, three exam rooms, private office and private bath.
Zone:	IRC 80/40
Year Built:	1989
Heat:	Gas Heat
Cooling:	Central A/C (New Unit 2018)
Utilities:	Private Water; Sewer
Taxes:	\$2,718 Yearly
Current Net Income:	\$23,643 Yearly Through 8/31/2022



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**LOCATION MAPS**

2 OLD NEW MILFORD ROAD, SUITE 1A  
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