

**FOR SALE /TURN KEY RESTAURANT/ 834 FEDERAL ROAD, BROOKFIELD CT**


### PROPERTY DESCRIPTION

Very rare opportunity to own a turn key fully equipped restaurant in excellent location! Excellent parking, full kitchen, two bars, patio, successful business for past twelve years. Please contact Michael Dimyan or Mick Consalvo for more information.

### PROPERTY HIGHLIGHTS

- +/- 170 Seats
- Two Full Bars
- Oversized fully Equipped Kitchen
- 2 Patios
- Private Dining room
- Fireplace
- City Water, Sewer, Gas

### OFFERING SUMMARY

Sale Price:	\$375,000 (Business and Equipment only)
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	998	7,595	21,080
Total Population	2,747	20,315	55,955
Average HH Income	\$134,575	\$124,947	\$111,481



#### MICK CONSALVO

Broker

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#### MICHAEL DIMYAN

Broker

203.948.2891

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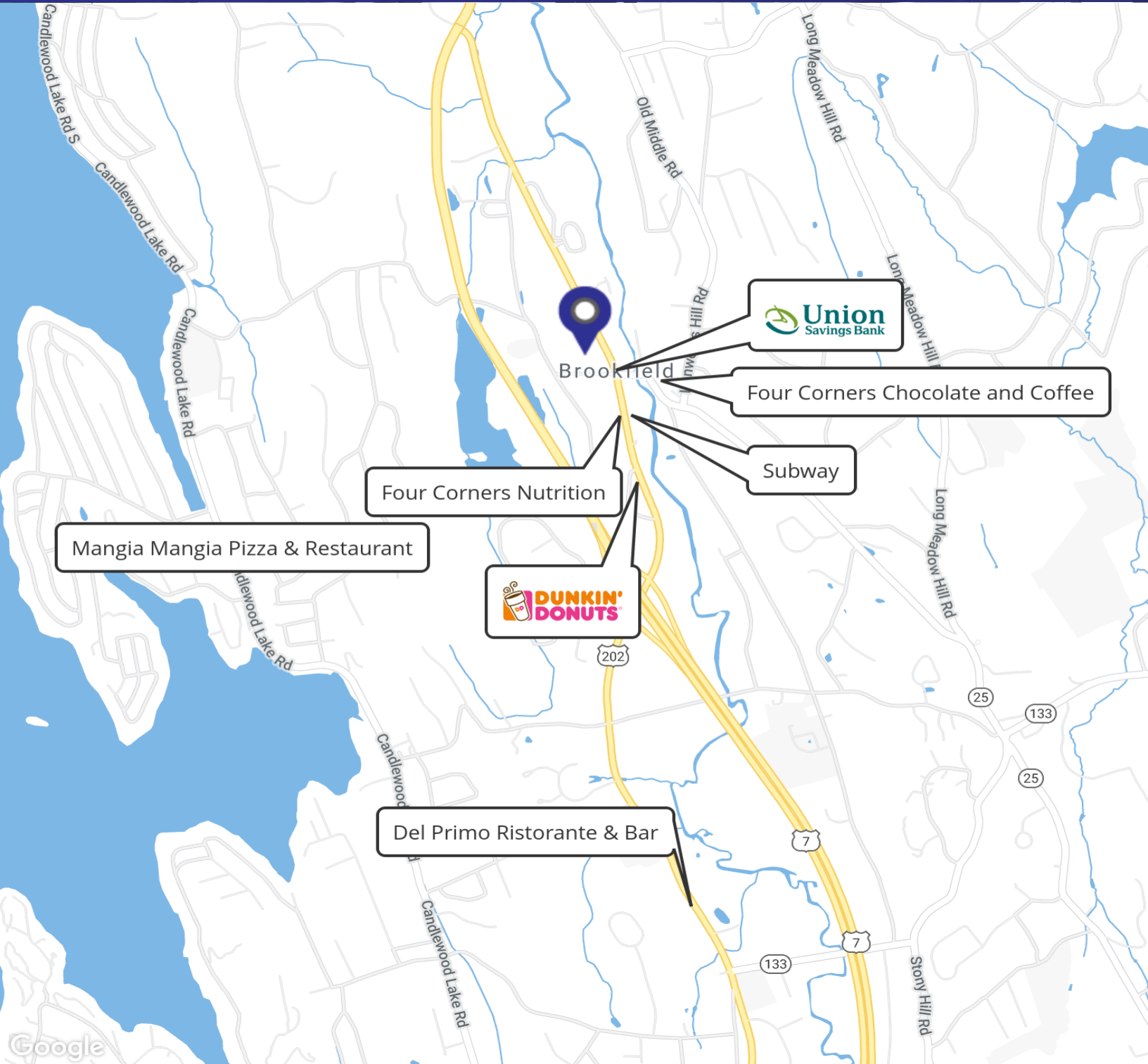
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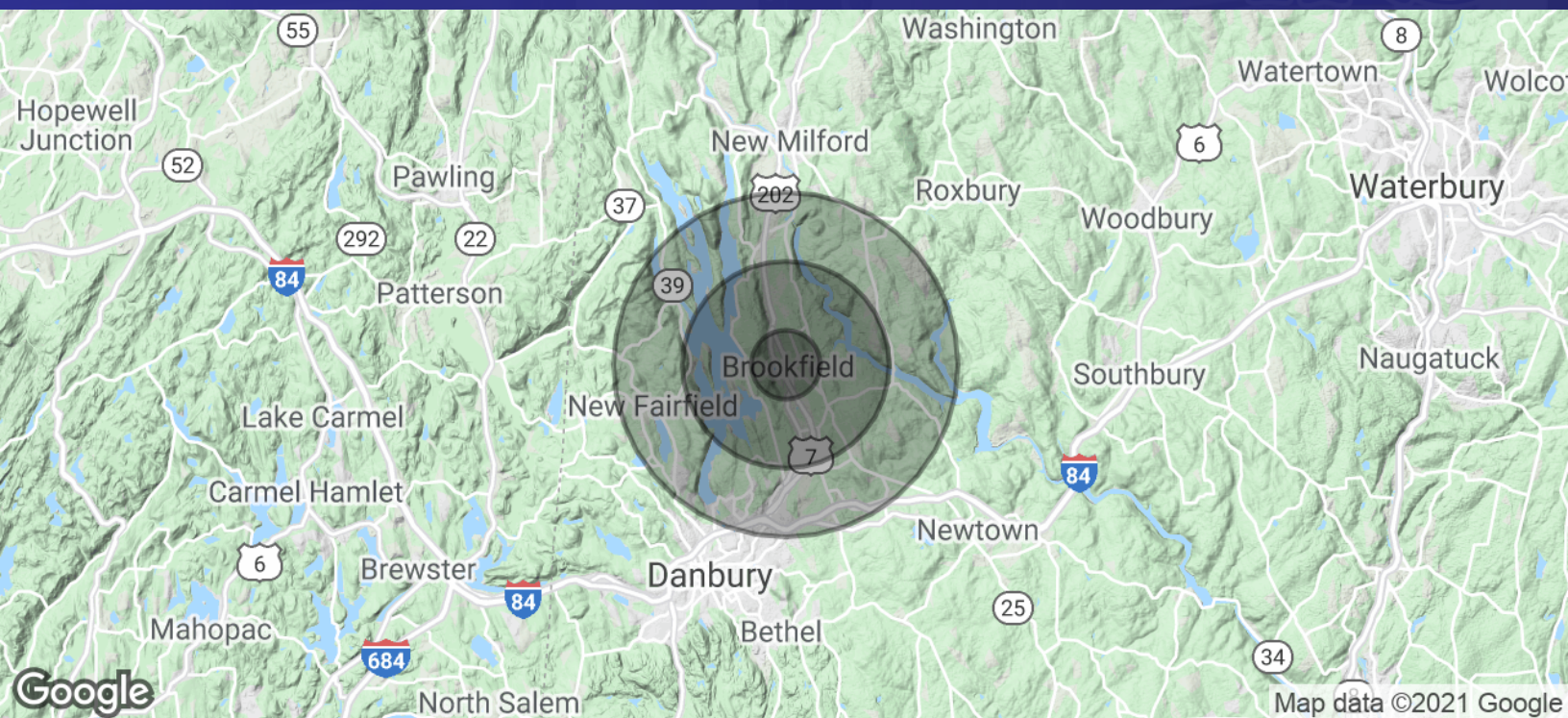
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,747	20,315	55,955
Average age	42.1	42.1	41.8
Average age (Male)	40.6	41.1	41.1
Average age (Female)	42.4	42.6	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	998	7,595	21,080
# of persons per HH	2.8	2.7	2.7
Average HH income	\$134,575	\$124,947	\$111,481
Average house value	\$553,064	\$492,010	\$440,860

\* Demographic data derived from 2010 US Census


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