

# 52 Brookside

52 Brookside Drive, Greenwich, CT

Cushman & Wakefield's Capital Markets Group is pleased to present the opportunity to purchase 52 Brookside Drive in Greenwich, CT for \$5,650,000.

52 Brookside is a private 4-unit luxury townhouse community that was built in 2016. Each 1,950± SF unit has two bedrooms plus a den, which can be converted into an office or nursery, with two and a half baths. The elegantly appointed townhomes feature condominium finishes and a masterfully designed open floor plan with hardwood floors and 9' ceilings throughout, providing for a light-filled family living space, gourmet kitchens with stainless steel appliances and quartz countertops, a gas burning fireplace, in-unit laundry and a 2-car garage. Tenants are responsible for the utilities and trash removal. 52 Brookside appeals to a wide demographic of tenants and has historically high occupancy with limited turnover and consistent rent growth.

52 Brookside is conveniently located in the heart of upscale Greenwich within a 10-minute walk of Greenwich Avenue. One of the country's most prominent streets, Greenwich Avenue is commonly referred to as the "Rodeo Drive of the East" and is home to numerous luxury retailers including Saks Fifth Avenue, Tiffany & Co., Apple, Hermès and Restoration Hardware, as well as several casual and fine dining restaurants. In addition to being located proximate to Greenwich Avenue, 52 Brookside Drive is also within walking distance of an Acme Supermarket and Stop & Shop, the Greenwich Library, and many restaurants, boutiques and convenience retail situated along Route 1.

52 Brookside benefits from excellent regional connectivity and is set within a 10-minute walk of the Greenwich Metro-North Train Station, which provides a 45± minute express ride to Grand Central Terminal, and within a half mile from Interstate 95 (Exit 3).



**Asking Price: \$5,650,000**





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- 01** Stable Income & Historically High Occupancy
- 02** Irreplaceable Downtown Location
- 03** Luxury Residences with Condominium Finishes
- 04** Upside Potential for New Ownership
- 05** Outstanding Local & Regional Connectivity
- 06** Unrivaled Area Demographics



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