

FOR SALE

114 Porter Street
Watertown, CT 06795



7,000 +/- S/F

Retail/ light industrial building with 3 garage bays

Rare stand alone building on 3.70 acres

125 year old successful nursery/ landscaping/ water garden business

Modern 1,500 S/F Lord and Burnham Greenhouse

2 Accessory buildings: 30'x 48' with propane heater + lights

Shelter Logic 14' x 46' Hoop House

Owner willing to train during transition

Building/business can be sold separately

Building Sale: \$390,000.00

Business Sale: \$300,000.00 (Including Inventory & equipment)

PROPERTY DATA FORM

PROPERTY ADDRESS	114 Porter Street
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	8,500 S/F	Air Conditioning	No
		Sprinkler / Type	No
Ext. Construction	Wood shingle	Type of Heat	Propane
Int. Construction	Finished	OTHER	
Ceiling Height	8' -14'	Zoning	R-10
Roof	Gable roof 2012	Land	3.70
Date Built	1891/1962	State Route / Distance	2 miles to Route 8
		TAXES	
		Assessment	191,300
		Mill Rate	30.10
		Taxes	\$5,758..13
UTILITIES		TERMS	
Sewer	Septic/ sewer avail.	SALE	
Water	City	Property/ Building	\$390,000.00
Gas	Propane	Business/ Equipment & Fixtures/ Inventory	\$300,000.00
Electrical	100 amp		

Hosking Nursery-

Western Connecticut's preeminent water gardening, landscaping, and retail nursery business. Family owned and operated since 1891. Consists of 7,000 S/F two story wood frame building with 2,750 S/F of retail space and 3 garage bays, 1,500 S/F Lord and Burnham greenhouse, and 3 accessory structures on 3 1/2 acres of land. Equipment also available. Service area extends from Hartford to Fairfield counties and into Northern Litchfield county. Available as a complete turnkey operation or as a separate business/ real estate sale. Owner will work during the transition if desired. Potential adjoining residence also possible.

Trucks & Autos

2001 Dodge Ram 3500 Mason dump diesel 67,000 miles

2006 Ford F550 diesel dump 57,400 miles

with S.S Sander & S.S Fisher plow

2003 Mazda Tribute 105,000 miles

Farm Equipment

John Deere 4600 Tractor with 460 loader, semi Ag Tires, 2173 Hrs

John Deere 4610 Tractor with backhoe with 460 loader, turf tires 1480 Hrs

2– 1/2 yd front buckets

1– 1 yd front buckets

Forks

Harley Rake model T-6 (40 Hrs use, like new)

Bush hog mower 5'

Eager Beaver Trailer – flatbed

Yale fork lift propane with pneumatic tires

Nursery/ Landscape equipment

Ryan 18" sod cutter

Parker thatcher

Toro lawn mower with bagger mold 5GTS

Backpack blower Stihl model BR 340

Backpack blower Stihl model BR 600

Power Auger 2 man

Stihl model FS 56 line trimmer with power broom attachment

2 Echo gas hedge shears

Stihl gas street saw with diamond blades

Stihl chain saw model MS290

Honda gas engine powered water pump

Power washer Generac 2700 PSI

Power washer Homelite 2700 PSI

Generator

Paver splitter (manual)

* includes other items office furniture and accessories

