

FOR SALE/LEASE

26 North Main Street
Waterbury, CT



Attention Restaurant Entrepreneurs

7,510 +/- S/F

Turn-key Operation on the Green

Highly Visible Downtown Location

**Footsteps from The Palace Theater, UCONN campus and multiple State
and Municipal buildings**

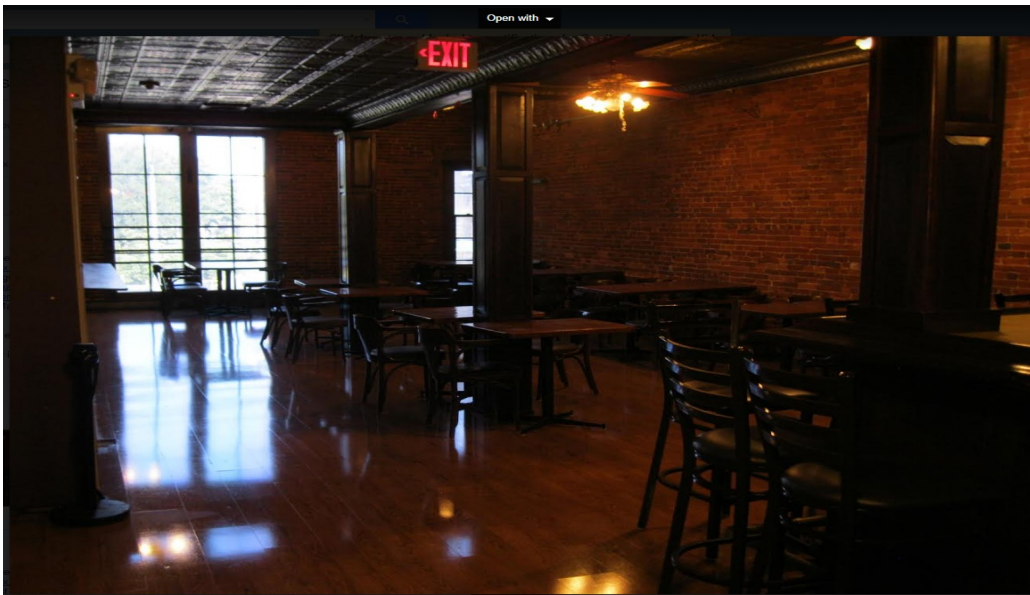
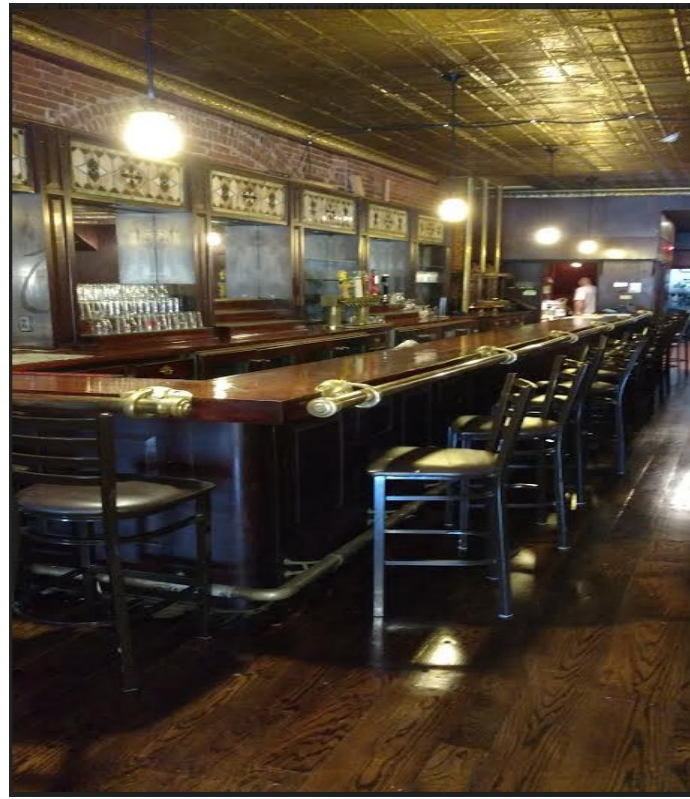
Sale price: \$469,900.00

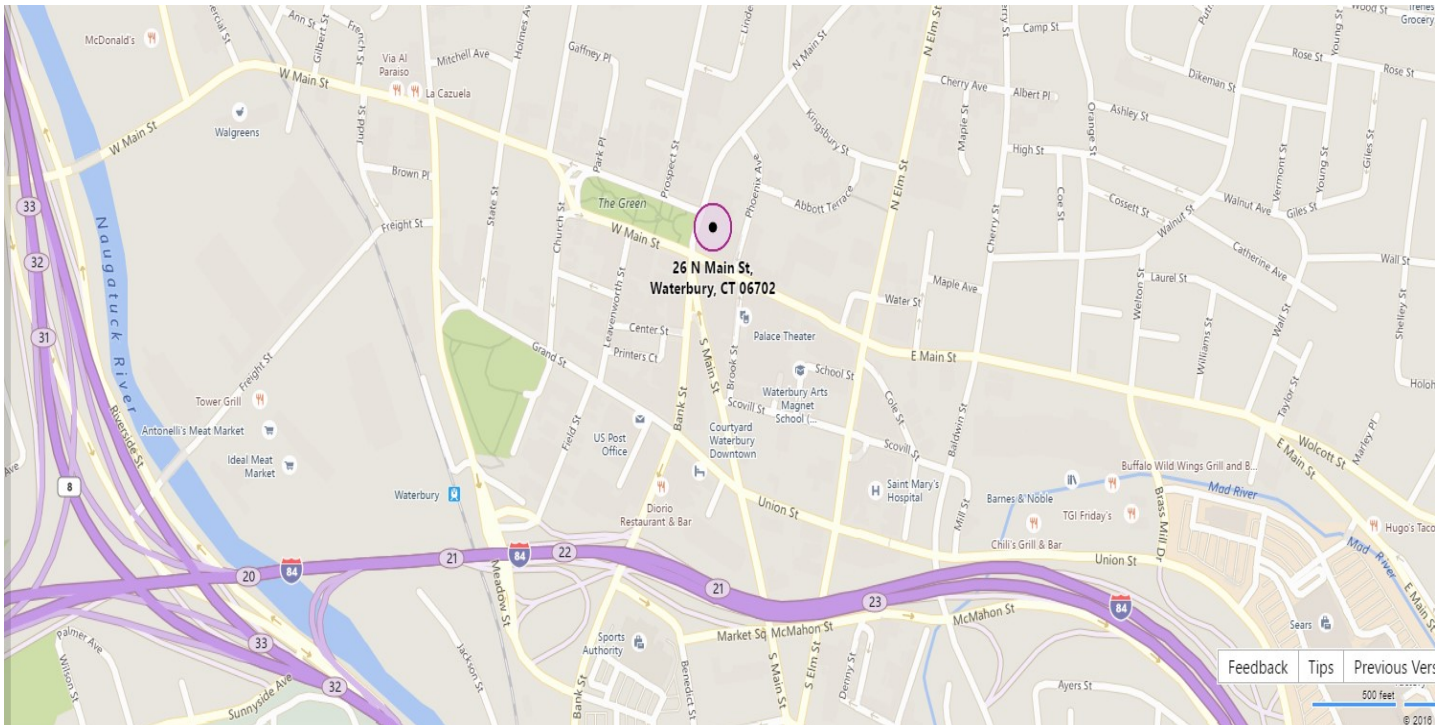
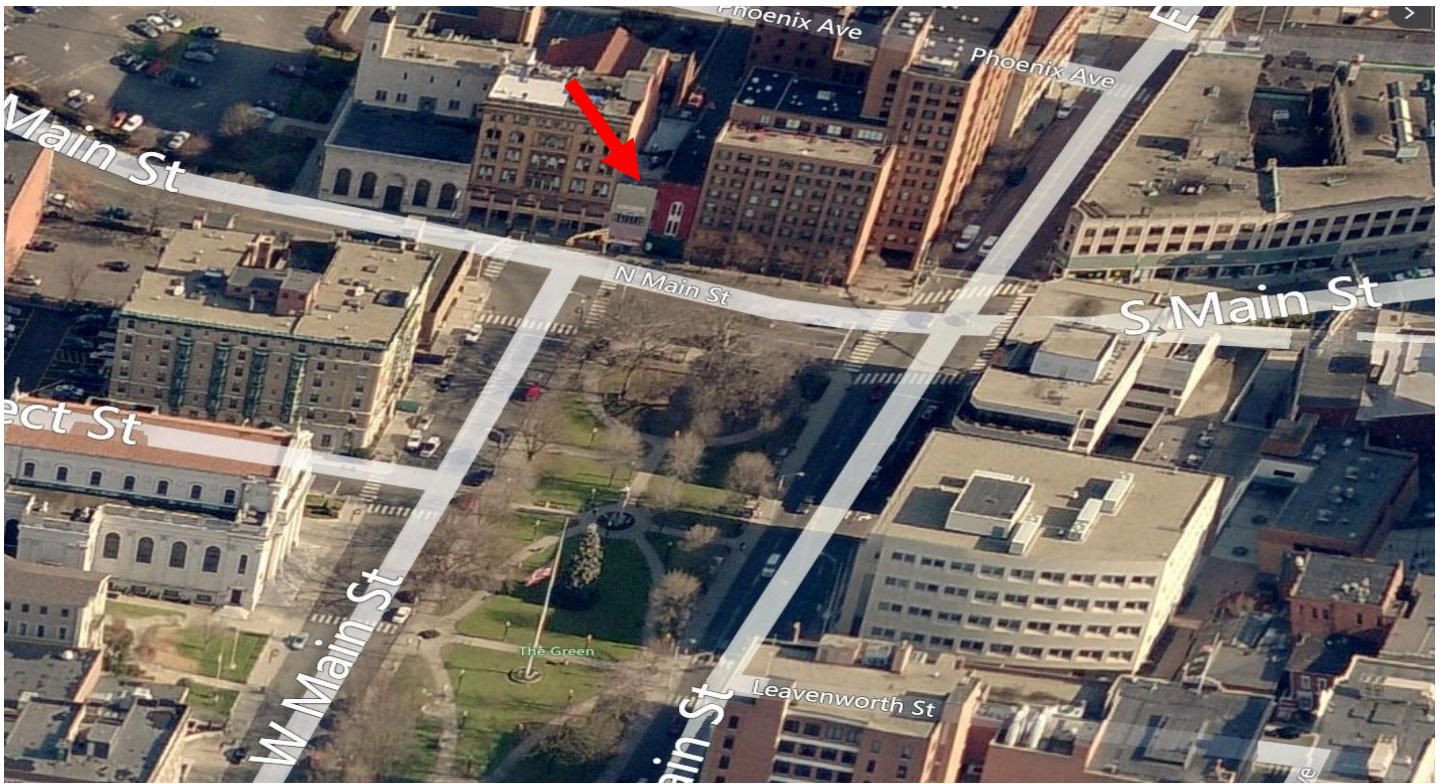
Lease Rate: \$3,000 / mo. + NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	26 North Main Street
CITY, STATE	Waterbury, CT 06702

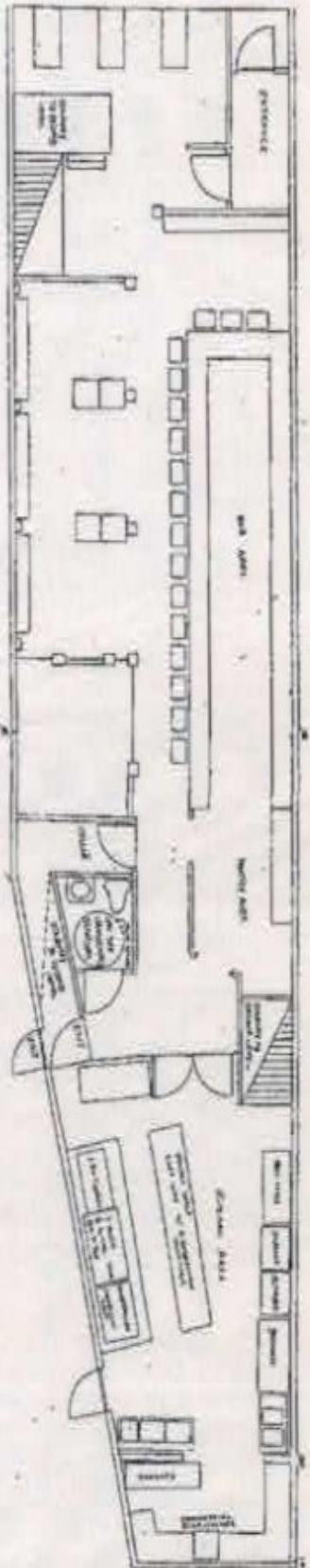
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,510	Air Conditioning	Central (New 2014)
Number of floors	4	Sprinkler / Type	Wet/ basement
Avail S/F	7,510	Type of Heat	Gas hot air
Office space	3rd floor partial	OTHER	
Ceiling Height	10'- 12'	Zoning	CBD
Roof	Rubber	Interstate/ distance to	I84/ 1/4 mile
Ext. Construction	Brick veneer	State Route / Distance to	Route 8/ 1/4 mile
Int. Construction	Brick	TAXES	
Date Built	1900	Assessment	\$232,510.00
		Mill Rate	60.21
		Taxes	\$13,000
UTILITIES		TERMS	
Sewer	City	Sale price	\$469,900.00
Water	City	Lease rate:	\$3,000 per month + NNN
Gas	Yes		
Electrical	600 Amps		



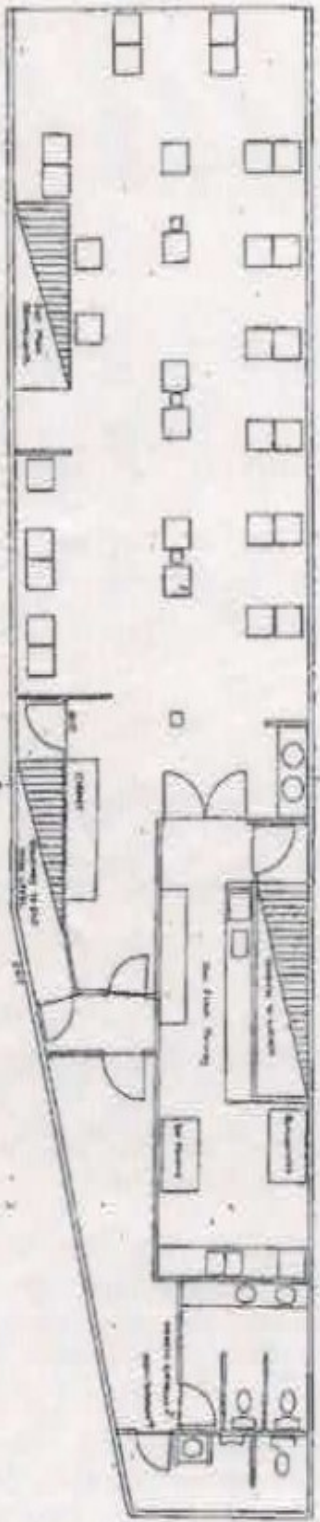


THE BRASS HORSE RESTAURANT FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



ERNEST J. MERR
 26 NORTH MAIN STREET
 WOODBRIDGE, CONNECTICUT
 (AREA 594-7200) CH10
 (AREA 797-1157)

RESTAURANT DESIGN COMPANY
 511 PROCTOR ST. 11th FLOOR
 BOSTON, MASSACHUSETTS