

FOR SALE

Former Woodward House
4 The Green
Bethlehem, CT 06751



Great Restaurant Opportunity

2nd Floor living space

Beautiful setting in central Bethlehem

**Property was converted and updated into a restaurant in 2004
and operated successfully for many years as an upscale restaurant**

Sale Price: \$339,000.00

4 The Green, Bethlehem, CT 06751

| BUILDING INFO | | MECHANICAL EQUIP | |
|-----------------------|--------------------------|-------------------------|-------------------|
| Total S/F | 3,045 | Air conditioning | Central |
| Number of floors | 1 | Sprinkler system | |
| Avail S/F | 3,045 | Type of heat | Oil / forced air |
| Roof | Gable - asphalt shingles | | Kitchen - propane |
| Date built | 1795 | TAXES | |
| Restaurant renovation | 2003 | Assessment | \$276,300.00 |
| | | Mill rate | 22.47 |
| | | Taxes | \$6,208 |
| UTILITIES | | OTHER | |
| Sewer | Septic | Total acres | 1.01 acres |
| Water | Well | Zoning | C |
| Gas | | Parking | Ample |
| Electric | 200 amp | TERMS | |
| | | Sale price | \$339,000.00 |
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Former interior pictures



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