

# FOR SALE

*523 Main Street, Watertown, CT*



**PRICE REDUCED!**

**Rare Opportunity**

**Ready for new owner: Movie/Theater venue**

**Country Cinema:**

**35 Year Business**

**5,000 S/F Theater**

**300 Seat Capacity (Including balcony)**

**Dolby Digital Project**

**Dolby Digital Surround Sound System**

**Located on busy Route 63, right in center of Watertown**

**12,181 S/F Multi Tenant Building**

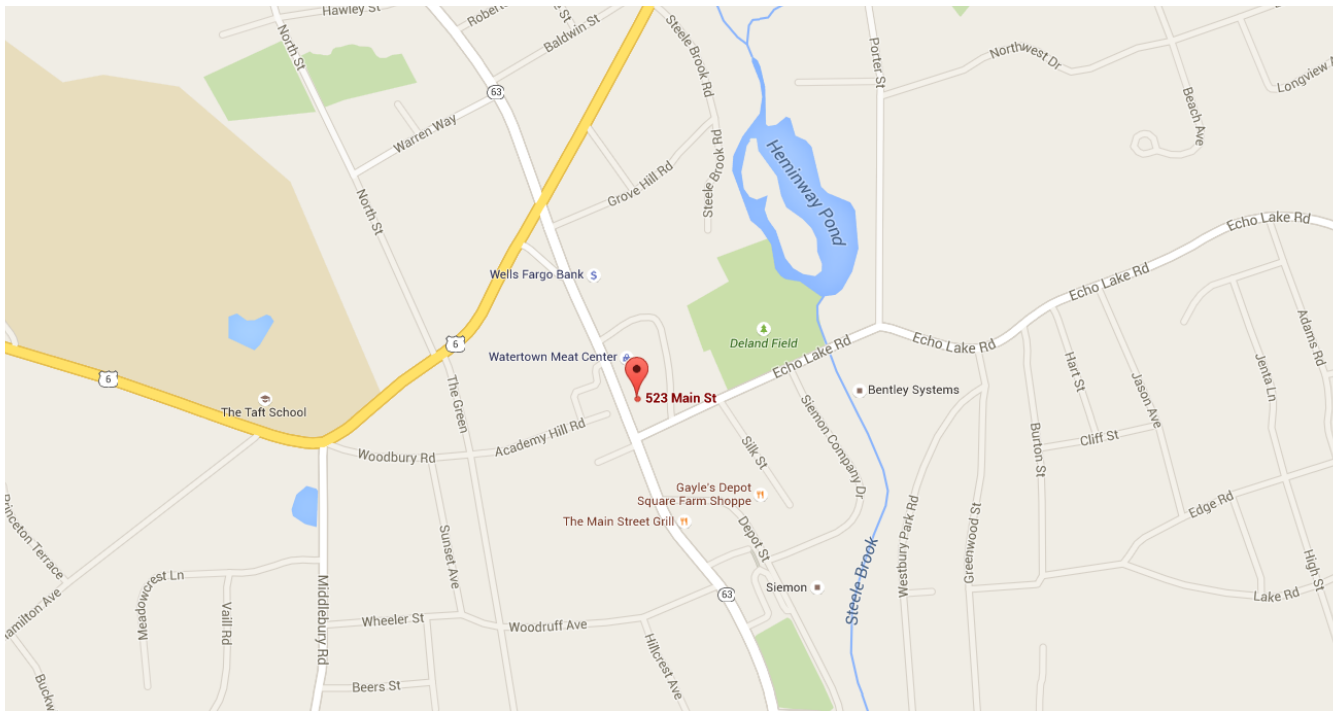
**Four tenants: Country Cinema, Lucky Thai, Mena's Nail & Spa and Fathers House**

**Asking Price: \$950,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS	523 Main Street
CITY, STATE	Watertown CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,181	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	No
Avail. S/F	2000	Type of Heat	Gas + F/A
Will Subdivide To...	-	<b>TAXES</b>	
Avail. Docks	-	Assessment	\$472,900
Ext. Construction	Brick	Mill Rate	29.12
Int. Construction	-	Taxes	\$13,770
Ceiling Height	-	<b>OTHER</b>	
Roof	Gable	Total Acres	.50 Acres
Date Built	1909	Zoning	BC
<b>UTILITIES</b>		Parking	Street & Rear
Sewer	City	State Route / Distance To...	
Water	City	<b>TERMS</b>	
Gas	Yankee	Lease Rate	\$950,000.00
Electrical			



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