

FOR SALE

5 Watertown Road
Morris, CT 06763



- Newer Restaurant building on .54 acres
- 1,568 S/F interior space, covered patio area of +/- 600 S/F and upper deck +/- 600 S/F
- High traffic signalized corner of two State highways (RT 63 & RT 109)
- Traffic count 3,700 cars daily CT/DOT
- Top quality finish and a full renovation to a restaurant in 2011
- Former bank branch with drive through window still in place
- Furniture and equipment negotiable

Offered at: \$399,000.00

PROPERTY DATA FORM

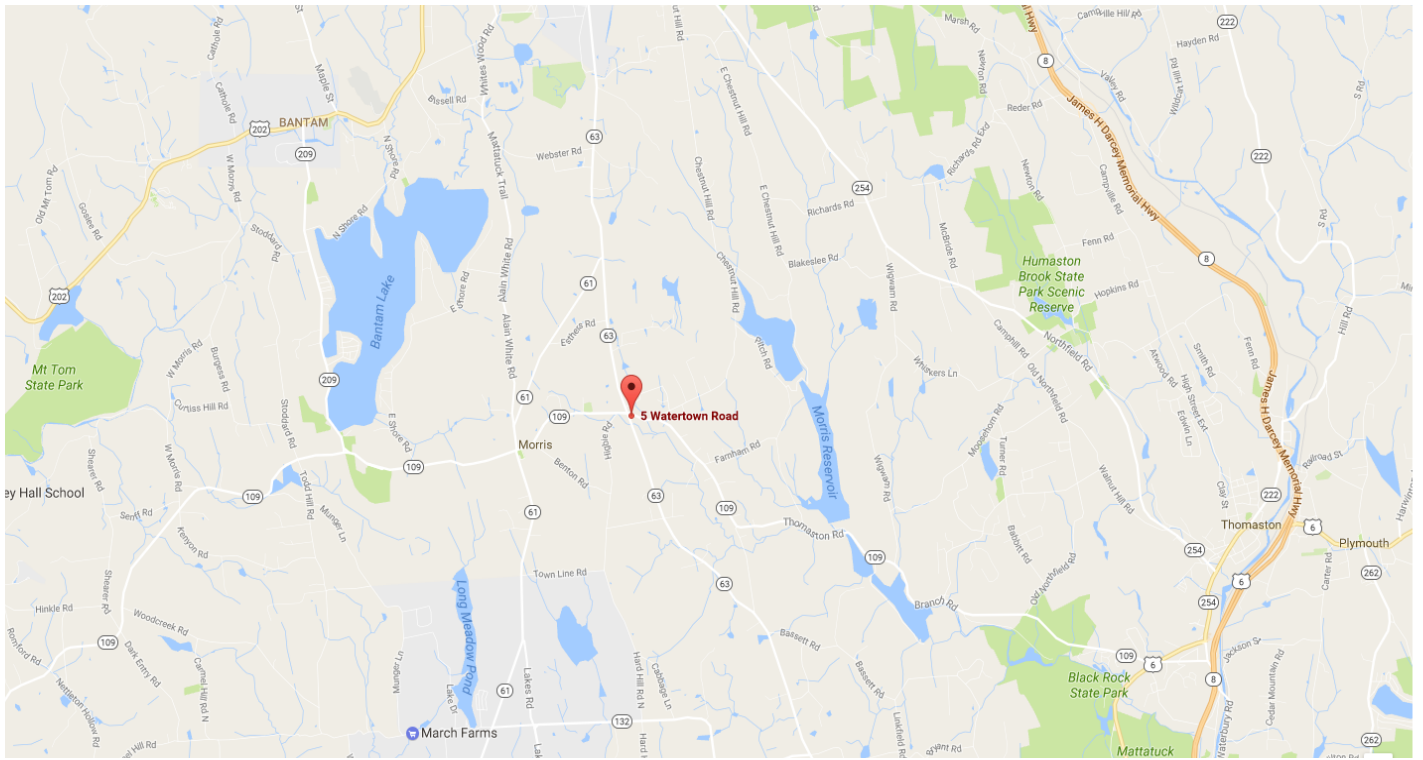
PROPERTY ADDRESS		5 Watertown Road	
CITY, STATE		Morris, CT 06763	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,568 inside	Air Conditioning	Yes
Gross area	2,156	Sprinkler / Type	In kitchen area
Number of floors	1	Type of Heat	Propane/ Gas
Avail S/F	2,156	Full Restaurant renovation	2011
Drive through window	Possible	OTHER	
Ext. Construction	Wood shingle	Acres	.54
Ceiling Height	10'	Zoning	Commercial CB 20
Roof	Asphalt shingle	Parking	Ample
Date Built	Full renovation 2011	State Route / Distance To...	
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$270,710.00
Water	Well	Mill Rate	25.92
Gas	Propane	Taxes	\$7,016.80
Electrical	400 Amps	TERMS	
	Buyer to verify	Lease rate	TBD
		Sale price	\$399,000.00

Former Bank Branch



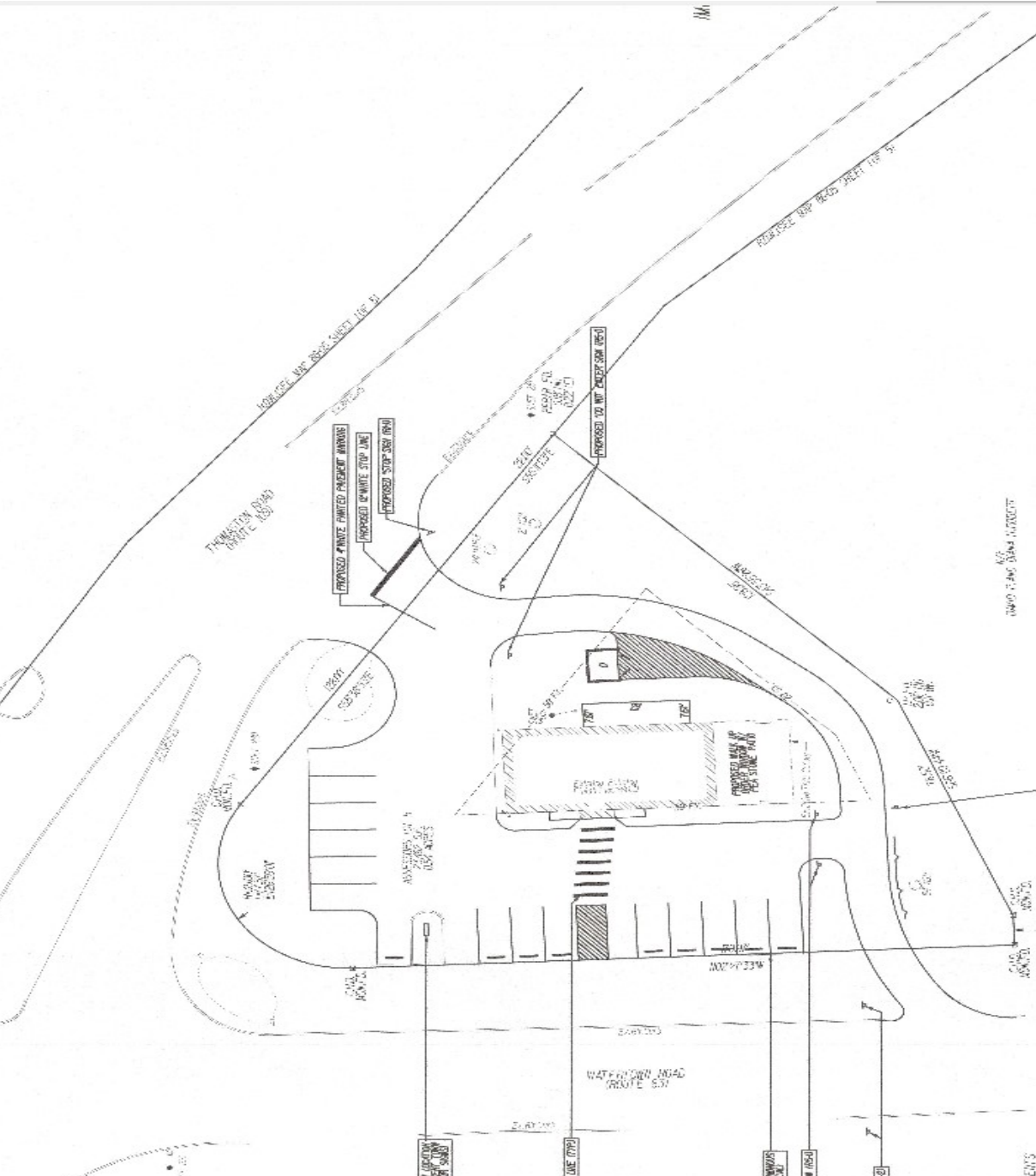
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.





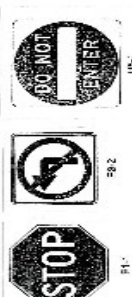


Joseph W. Green, P.E.
 No. 4000
 State of Virginia



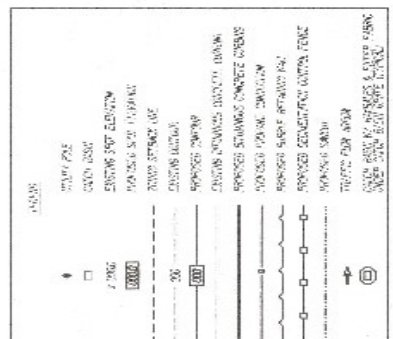
THOMPSON ROAD
 WHITE LANE

PROPOSED IMPROVEMENTS:
 1. PROPOSED WHITE PAINTED PAVEMENT MARKINGS
 2. PROPOSED WHITE STOP LINE
 3. PROPOSED STOP SIGN (R51)
 4. PROPOSED 8'x8' SIGN (R51)
 5. PROPOSED 8'x8' SIGN (R51)
 6. PROPOSED 8'x8' SIGN (R51)
 7. PROPOSED 8'x8' SIGN (R51)
 8. PROPOSED 8'x8' SIGN (R51)



STOP
 NO LEFT TURN
 CENTER

- 1. STOP SIGN (R51)
- 2. 8'x8' SIGN (R51)
- 3. 8'x8' SIGN (R51)
- 4. 8'x8' SIGN (R51)
- 5. 8'x8' SIGN (R51)
- 6. 8'x8' SIGN (R51)
- 7. 8'x8' SIGN (R51)
- 8. 8'x8' SIGN (R51)



PROPOSED IMPROVEMENTS:
 1. PROPOSED WHITE PAINTED PAVEMENT MARKINGS
 2. PROPOSED WHITE STOP LINE
 3. PROPOSED STOP SIGN (R51)
 4. PROPOSED 8'x8' SIGN (R51)
 5. PROPOSED 8'x8' SIGN (R51)
 6. PROPOSED 8'x8' SIGN (R51)
 7. PROPOSED 8'x8' SIGN (R51)
 8. PROPOSED 8'x8' SIGN (R51)

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	
				QUANTITY	AMOUNT
1	STOP SIGN (R51)	2	50	2	100
2	8'x8' SIGN (R51)	6	50	6	300
3	8'x8' SIGN (R51)	2	50	2	100
4	8'x8' SIGN (R51)	2	50	2	100
5	8'x8' SIGN (R51)	2	50	2	100
6	8'x8' SIGN (R51)	2	50	2	100
7	8'x8' SIGN (R51)	2	50	2	100
8	8'x8' SIGN (R51)	2	50	2	100
			TOTAL	20	1000

PROPOSED IMPROVEMENTS:
 1. PROPOSED WHITE PAINTED PAVEMENT MARKINGS
 2. PROPOSED WHITE STOP LINE
 3. PROPOSED STOP SIGN (R51)
 4. PROPOSED 8'x8' SIGN (R51)
 5. PROPOSED 8'x8' SIGN (R51)
 6. PROPOSED 8'x8' SIGN (R51)
 7. PROPOSED 8'x8' SIGN (R51)
 8. PROPOSED 8'x8' SIGN (R51)

PROPOSED IMPROVEMENTS:
 1. PROPOSED WHITE PAINTED PAVEMENT MARKINGS
 2. PROPOSED WHITE STOP LINE
 3. PROPOSED STOP SIGN (R51)
 4. PROPOSED 8'x8' SIGN (R51)
 5. PROPOSED 8'x8' SIGN (R51)
 6. PROPOSED 8'x8' SIGN (R51)
 7. PROPOSED 8'x8' SIGN (R51)
 8. PROPOSED 8'x8' SIGN (R51)

PROPOSED IMPROVEMENTS:
 1. PROPOSED WHITE PAINTED PAVEMENT MARKINGS
 2. PROPOSED WHITE STOP LINE
 3. PROPOSED STOP SIGN (R51)
 4. PROPOSED 8'x8' SIGN (R51)
 5. PROPOSED 8'x8' SIGN (R51)
 6. PROPOSED 8'x8' SIGN (R51)
 7. PROPOSED 8'x8' SIGN (R51)
 8. PROPOSED 8'x8' SIGN (R51)