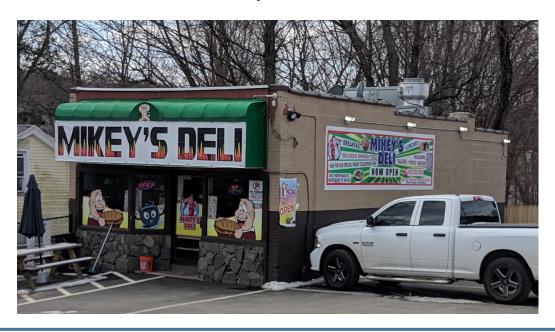


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E-mail: Bgodinpb@gmail.com Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE

2457 North Main Street Waterbury, CT 06704



800 S/F Stand Alone Retail Building
Includes Deli
Absolute Turn Key Business
All New Equipment
Great Exposure at Traffic Light Corner
Ample Parking
Close to Two Schools and Medical Facility
Asking Price: \$200,000.00

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.

PROPERTY DATA FORM

PROPERTY ADDRESS 2457 North Main Street

CITY, STATE Waterbury, CT 06704

	**		
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	800 +/- S/F	Air Conditioning	Yes
		Sprinkler / Type	No
Ext. Construction	Brick	Type of Heat	Gas
Int. Construction		OTHER	
Ceiling Height		Zoning	IP
Roof	Flat built up asphalt	Parking	Ample
Date Built	1949	State Route / Distance To	Route 8/ 2.5 miles
		TAXES	
		Assessment	\$46,840.00
	_	Appraised	\$66,917.00
UTILITIES		Mill Rate	60.21
Sewer	City	Taxes	\$2,820.24
Water	City	TERMS	
Gas	Yankee Gas	Sale price	\$200,000.00
Electrical	100 Amps		

\$50,000 + in all new restaurant equipment including:

Hood system

Grease trap

Counter tops

Griddle

Fryer

Deli Cases

Coolers

Refrigerators

Sinks

Plenty more inquire within

