

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

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
		Mill Rate	60.21
		Taxes	\$2,820.24
		TERMS	
		Sale price	\$200,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Yankee Gas		
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



