

FOR SALE

131 Water Street
Torrington, CT



**Well Established Highly Rated Restaurant for Sale
Name, Website and all Equipment Included
Looking for Established Restaurateur
Beautiful Brick Interior with over 4,000 S/F
With Entertainment Nightly and the areas only
Rooftop Dining**

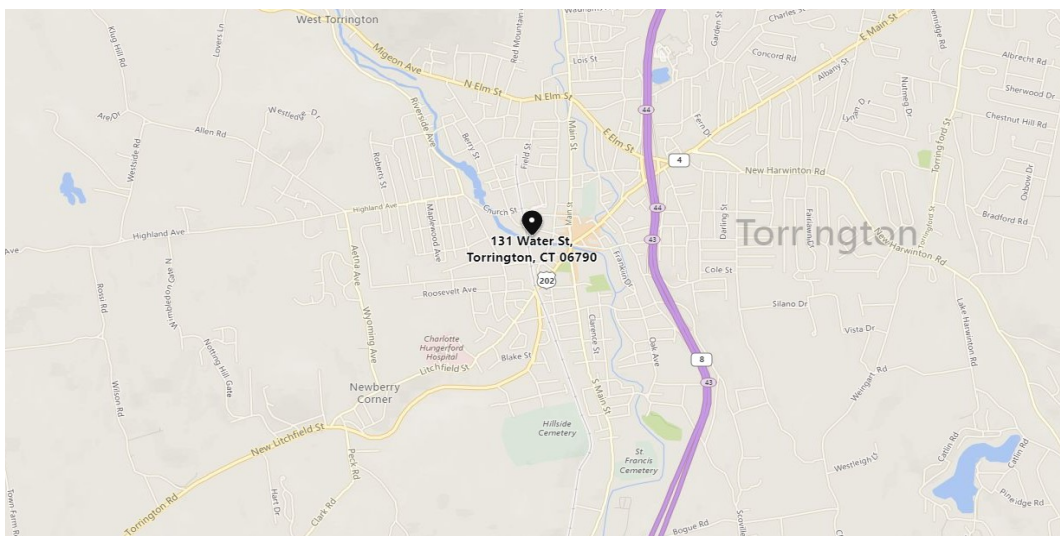
Sale Price: \$95,000

PROPERTY DATA FORM

PROPERTY ADDRESS		131 Water Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,000 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	4,000 +/-	Type of Heat	
		OTHER	
Interior Construction	Brick	Acres	
Ext. Construction		Zoning	
Ceiling Height	10'	Parking	Onsite
Roof	Flat	State Route / Distance To...	
Date Built	1930	TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Sale	\$95,000.00
Water	City		
Gas	Yankee Gas		
Electrical			

Business only no real estate

Current owner leases for \$2,400 per month (Gross)



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.



Bar room-

Glassware

4 TVs

11 line draft system

3 stand up refrigerators

Ice sink, 3 bay sink, 2 bay sink

4 two top custom table tops,

26 seats in the bar all high top chairs

Carbonation system for soda w/ 2 guns

Pos flat screen system





Dining room -

6 4 top custom tables
3 2 top custom wood tables
Custom booth seating for 12 people or
two parties of 6
31 high top seats.
Custom lighting made with authentic
antique mason jars



Kitchen -

3 door lowboy
3 door sandwich station fridge
6 fr prep table w/ 6ft heating element and shelves
6 burner stove and oven
2 fryers both 120 bpu
2ft flat top
Speed rack
3 bay sink
Grease trap 2 years old
Dishwasher
Chest freezer and stand up freezer in storage
Ice machine
12x12 walk in cooler.
Plates, heavy silverware



Rooftop seating -
3 2 top tables
12 4 top tables
2 corner tables

