



*177 East Main Street
Torrington, CT*

1,974 S/F
Landmark Business For Sale
Great Retail/ Restaurant Opportunity
Sale asking: \$399,000.00
Lease rate: \$2,000.00 NNN + Utilities





**Turn Key Operation Established
For Over 40 Years
Business For Sale \$75,000
Main Street Downtown on Corner
with Light**



CONTACT: BRIAN GODIN OR MICHAEL GRIEDER

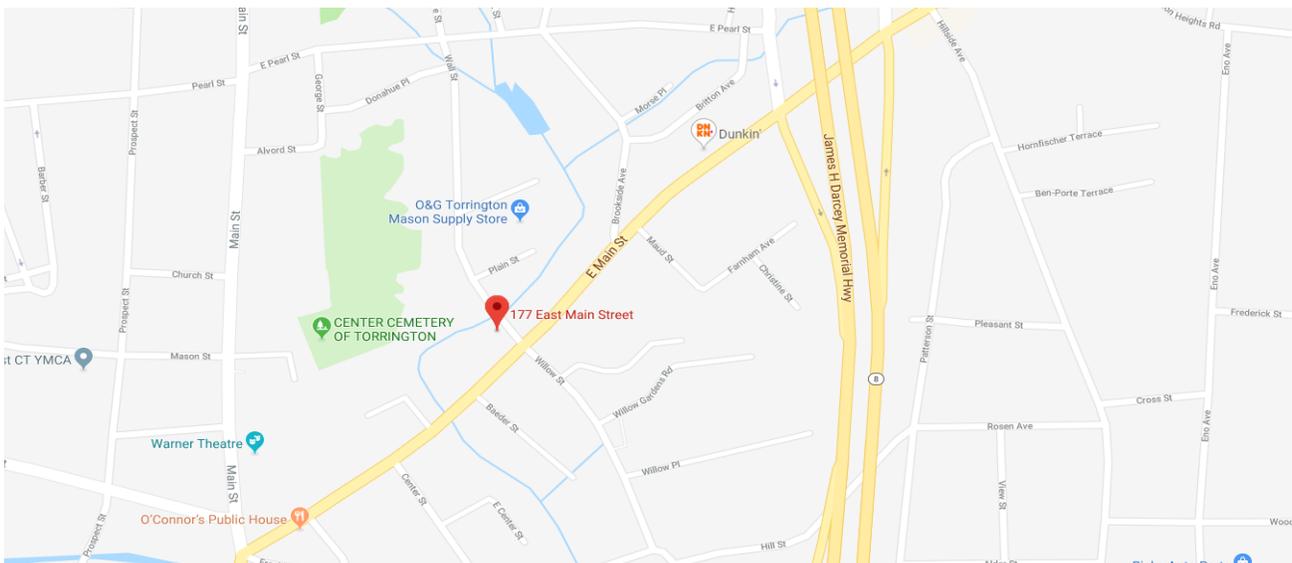
E-mail: Bgodinpb@gmail.com

Mgrieder.gpb@gmail.com

PROPERTY DATA FORM

PROPERTY ADDRESS		177 East Main Street	
CITY, STATE		Torrington, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,974	Air Conditioning	Window
Number of floors	1	Sprinkler / Type	
Avail S/F	1,974	Type of Heat	Forced Hot Air
Ext. Construction	Brick / vinyl	OTHER	
Ceiling Height	9'	Acres	.09
Roof	Shingle	Zoning	DD
Date Built	1900	Parking	Ample
UTILITIES		TAXES	
Sewer	City	Assessment	\$124,910.00
Water	City	Appraisal	\$178,447.00
Gas	Yankee Gas	Mill Rate	45.75
Electrical	200 Amps	Taxes	\$5,714.63
		TERMS	
		Sale	\$399,000.00
		Lease rate	\$2,000 NNN + Utilities

Business For Sale Includes: Bakery, Inventory & All Equipment \$75,000.00



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.