

FOR SALE



**1503 Thomaston Ave
Waterbury, CT 06704**

**Absolute Turn-key Restaurant/Bar For Sale
1,216 +/- S/F
Includes Business and Inventory
Motivated Seller
Offered at: \$299,000.00**



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 underwent over
\$200,000 in
Complete Renovations
Summer 2019



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Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS 1503 Thomaston Ave

CITY, STATE Waterbury, CT 06704

BUILDING INFO MECHANICAL EQUIP.

Total S/F	1,216 S/F	Air Conditioning	Central
Number of floors	1 + basement	Sprinkler / Type	
Avail S/F	1,216 S/F	Type of Heat	Gas
Ext. Construction	Metal Siding	OTHER	
Ceiling Height	8	Acres	.76
Roof	Shingle (Newer)	Zoning	Restaurant
Date Built	1960	Parking	Ample

State Route / Distance To... Route 8/ .2/10

TAXES

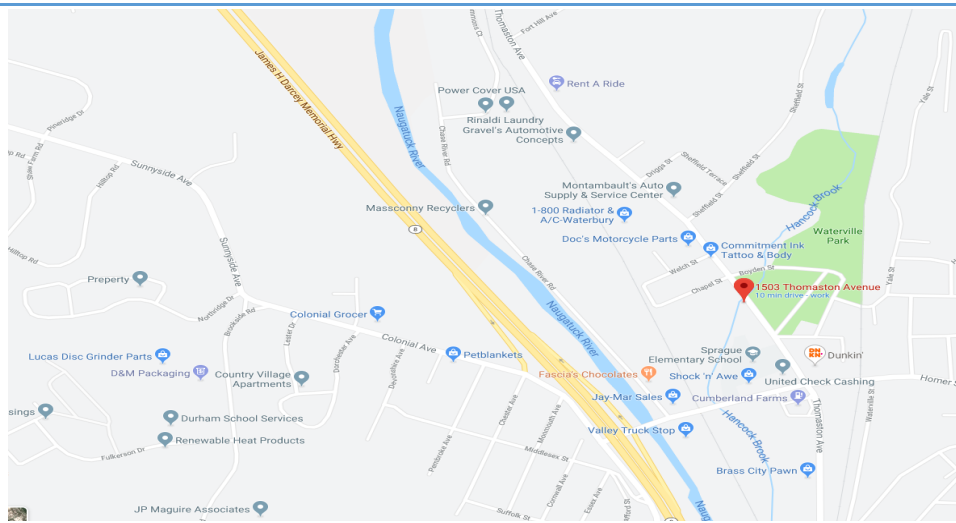
Assessment	\$109,170.00
Appraisal	\$155,952.00
Mill Rate	60.21
Taxes	\$6,573.12

UTILITIES

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

TERMS

Sale	\$299,000.00
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