



**177 East Main Street  
Torrington, CT**

**1,974 S/F  
Landmark Business For Sale  
Motivated Seller  
Great Retail/ Restaurant Opportunity  
Sale asking: \$359,000.00  
Lease rate: \$1,700.00 NNN + Utilities**





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



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		177 East Main Street	
<b>CITY, STATE</b>		Torrington, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>OTHER</b>	
Ceiling Height	9'	Acres	.09
Roof	Shingle	Zoning	DD
Date Built	1979	Parking	Ample
<b>UTILITIES</b>		<b>TAXES</b>	
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
		<b>TERMS</b>	
		Sale	\$359,000.00
		Lease rate	\$1,700 NNN + Utilities

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



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