

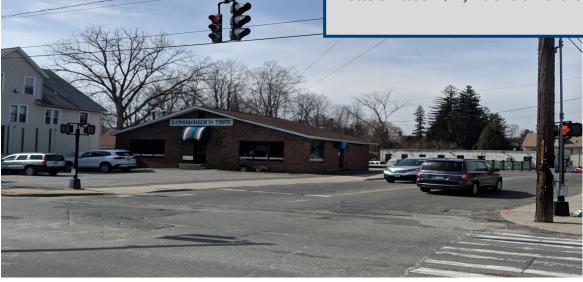
CONTACT: BRIAN GODIN OR MICHAEL GRIEDER

E-mail: Bgodinpb@gmail.com Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



177 East Main Street Torrington, CT

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



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.













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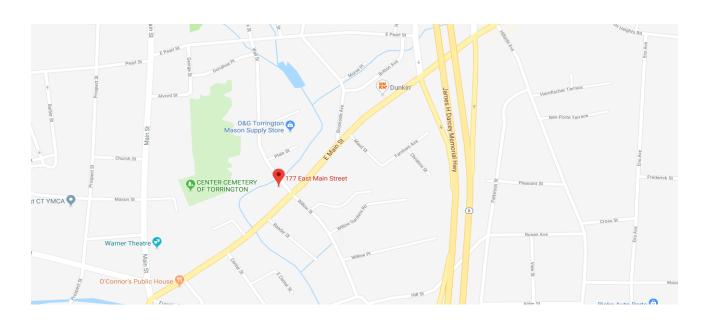
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PROPERTY DATA FORM

PROPERTY ADDRESS	177 East Main Street	
CITY, STATE	Torrington, CT	

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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	1979	Parking	Ample
		TAXES	
	_	Assessment	\$124,910.00
UTILITIES		Appraisal	\$178,447.00
Sewer	City	Mill Rate	45.75
Water	City	Taxes	\$5,714.63
Gas	Yankee Gas	TERMS	
Electrical	200 Amps	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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