

**RESTAURANT FOR SALE**



**76 Watertown Ave, Thomaston**

**Excellent Business Opportunity—Two Locations**  
**Highly Successful breakfast/Lunch**  
**Chubba's Bagelry (16 Years)**  
**Owner Looking to Retire**  
**Includes all Equipment, Inventory, Furniture**  
**2019 Gross Sales \$1.1 Million**  
**Asking: \$575,000.00**



**1044 Main Street, Watertown**

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.





*76 Watertown Ave, Thomaston*



CONTACT: BRAIN GODIN (BgodinPB@gmail.com) or MICHAEL GRIEDER (Mgrieder.gpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 76 Watertown Ave

**CITY, STATE** Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	37,000	Air Conditioning	HVAC
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	2,380	Type of Heat	Gas Forced
Office Space		<b>OTHER</b>	
Drive in Doors		Acres	
Ext. Construction	Stucco	Zoning	CA
Ceiling Height	9'	Parking	Ample
Roof	2017 new	State Route / Distance To...	Route 8/
Date Built	2017		

**UTILITIES** Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

Lease expires 2022 with 7 year option  
 \$2,817.00 Per Month Gross + Utilities



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# PROPERTY DATA FORM

PROPERTY ADDRESS	1044 Main Street
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	18,356	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	
Avail S/F	1,200	Type of Heat	Gas Forced Hot Air
Office Space		<b>OTHER</b>	
Drive in Doors		Acres	
Ext. Construction	Stucco	Zoning	Retail
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	1986		
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amps		

Lease expires 11/23 with 5 year option  
 \$2,200.00 Per Month +NNN 6.25%  
 Building

