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

FOR SALE



**99 Turner Ave
Torrington, CT 06790**

**Investors or Owner Users
Immaculate Sports Bar/ Restaurant
Renovated Inside and Out 2019
Includes Real Estate, Business and All Inventory and
Fixtures
Great Neighborhood Spot With 2 Rented Apartments
Asking: \$599,000.00**



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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PROPERTY DATA FORM

PROPERTY ADDRESS		99 Turner Ave	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,235	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,235	Type of Heat	Forced hot air/ Gas
Office space		OTHER	
Ext. Construction	Masonry & Wood Frame	Acres	.14
Ceiling Height		Zoning	Mixed Use/ Apartment/ Retail
Roof	Flat Rubber	Parking	Ample
Date Built	1920	State Route / Distance To...	
Totally Redone	2019	TAXES	
		Assessment	\$102,990.00
		Appraisal	\$147,132.00
		Mill Rate	46.17
		Taxes	\$4,755.04
UTILITIES		TERMS	
Sewer	City	Sale	\$599,000.00
Water	City		
Gas	EverSource		
Electrical			

Apartment 1 & 2 - \$650 Per Month
Restaurant - \$3,500.00 Per Month
(Potential)

