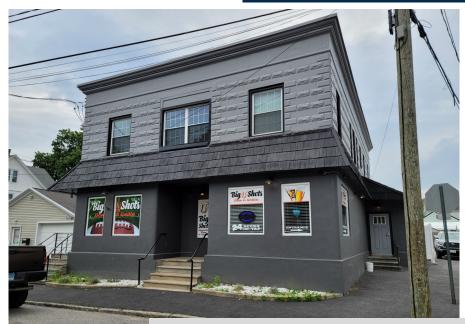


## FOR SALE

CONTACT: MICHAEL GRIEDER or BRIAN GODIN E-mail: Mgrieder.gpb@gmail.com Bgodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



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



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.







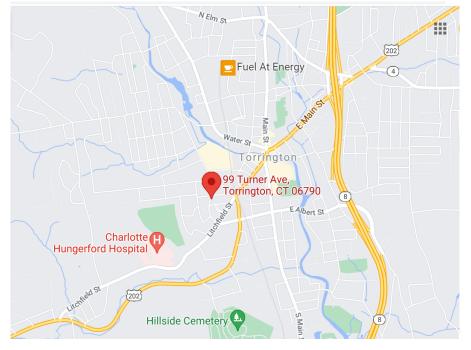




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PROPERTY DATA FORM				
PROPERTY ADDRESS		99 Turner Ave		
CITY, STATE		Torrington, CT 06790		
<b>BUILDING INFO</b>			MECHANICAL EQUIP.	
Total S/F	3,235		Air Conditioning	Yes
Number of floors	2		Sprinkler / Type	No
Avail S/F	3,235		Type of Heat	Forced hot air/ Gas
Office space			OTHER	
Ext. Construction	Masonry & Wood I	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
UTILITIES			Appraisal	\$147,132.00
Sewer	City		Mill Rate	46.17
Water	City		Taxes	\$4,755.04
Gas	EverSource		TERMS	
Electrical			Sale	\$599,000.00

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



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