

FOR SALE

**5 Watertown Road
Morris, CT 06763**



- **Newer Restaurant building on .54 acres**
- **1,568 S/F interior space, covered patio area of +/- 600 S/F and upper deck +/- 600 S/F**
- **High traffic signalized corner of two State highways (RT 63 & RT 109)**
- **Top quality finish and a full renovation to a restaurant in 2011**
- **Former bank branch with drive through window still in place**
- **Furniture and equipment negotiable**

Offered at: \$560,000.00

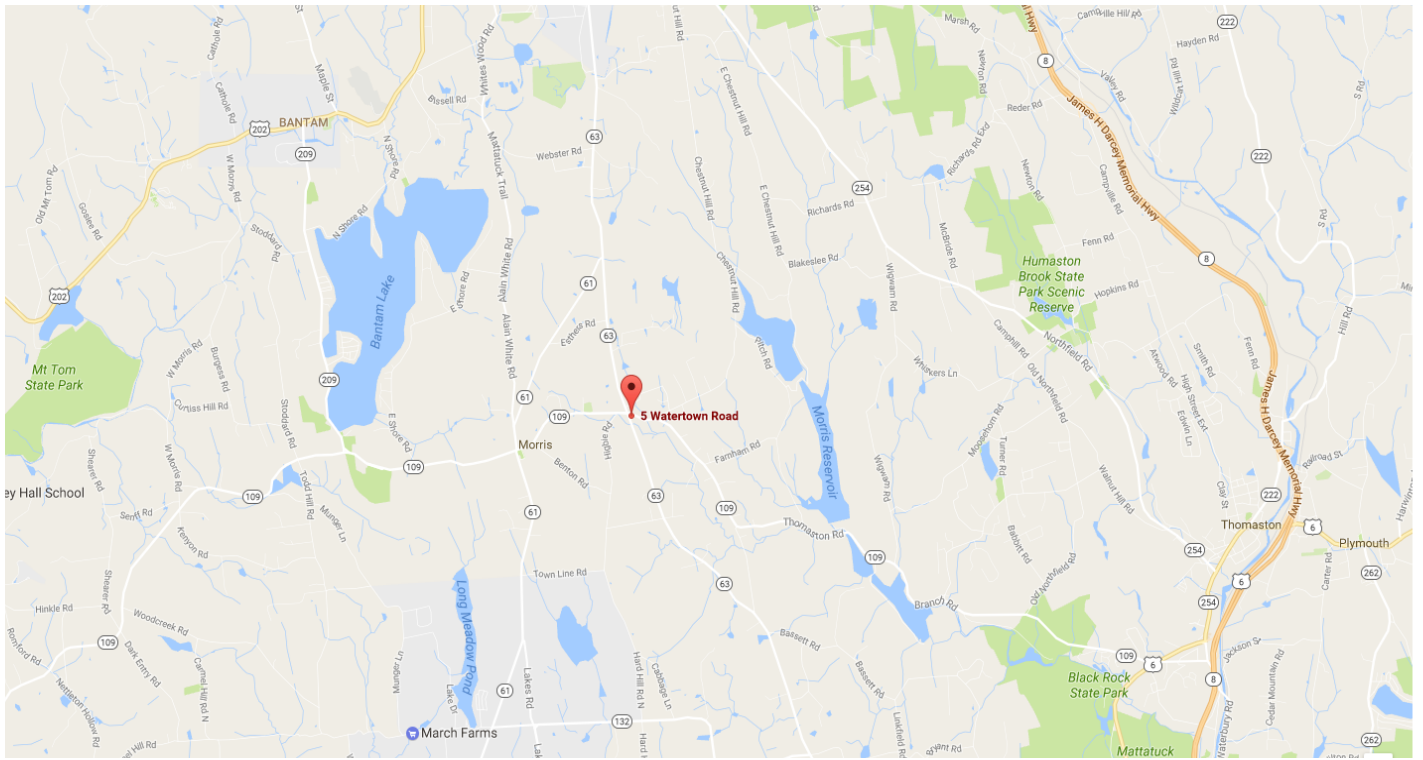
PROPERTY DATA FORM

PROPERTY ADDRESS		5 Watertown Road	
CITY, STATE		Morris, CT 06763	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,568 inside	Air Conditioning	Yes
Gross area	2,156	Sprinkler / Type	In kitchen area
Number of floors	1	Type of Heat	Propane/ Gas
Avail S/F	2,156	Full Restaurant renovation	2011
Drive through window	Possible	OTHER	
Ext. Construction	Wood shingle	Acres	.54
Ceiling Height	10'	Zoning	Commercial CB 20
Roof	Asphalt shingle	Parking	Ample
Date Built	Full renovation 2011	State Route / Distance To...	
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$270,710.00
Water	Well	Mill Rate	25.92
Gas	Propane	Taxes	\$7,016.80
Electrical	400 Amps	TERMS	
	Buyer to verify	Lease rate	TBD
		Sale price	\$560,000.00

Former Bank Branch



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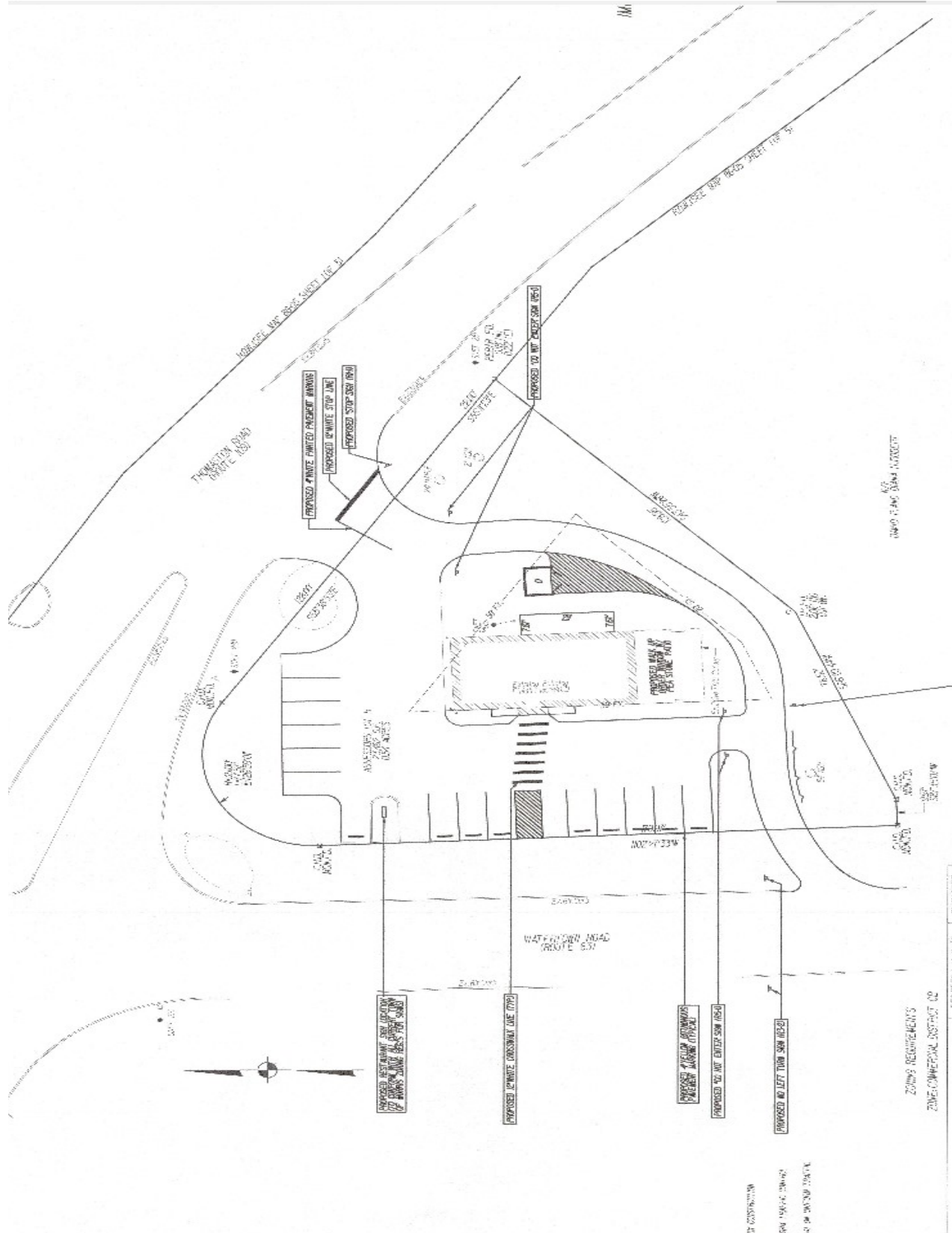
JOSEPH W. GREY, P.E.
 CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 NO. 123,456

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DATE: 10/15/2023
 PROJECT NO.: 2023-015
 SHEET NO.: 15 OF 25

15



REQUIREMENT	REMARKS	COMMENTS	DATE
1. PROPOSED SIGN	DO NOT ENTER	INSTALL AT INTERSECTION	10/15/23
2. PROPOSED SIGN	STOP	INSTALL AT INTERSECTION	10/15/23
3. PROPOSED SIGN	NO LEFT TURN	INSTALL AT INTERSECTION	10/15/23
4. PROPOSED SIGN	DO NOT ENTER	INSTALL AT INTERSECTION	10/15/23
5. PROPOSED SIGN	STOP	INSTALL AT INTERSECTION	10/15/23
6. PROPOSED SIGN	NO LEFT TURN	INSTALL AT INTERSECTION	10/15/23
7. PROPOSED SIGN	DO NOT ENTER	INSTALL AT INTERSECTION	10/15/23
8. PROPOSED SIGN	STOP	INSTALL AT INTERSECTION	10/15/23
9. PROPOSED SIGN	NO LEFT TURN	INSTALL AT INTERSECTION	10/15/23
10. PROPOSED SIGN	DO NOT ENTER	INSTALL AT INTERSECTION	10/15/23



1. PROPOSED SIGN: STOP
2. PROPOSED SIGN: DO NOT ENTER CENTER
3. PROPOSED SIGN: NO LEFT TURN
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