



*177 East Main Street
Torrington, CT*

1,974 S/F
Landmark Business For Sale
Great Retail/ Restaurant Opportunity
Sale asking: \$379,000.00
Lease rate: \$2,000.00 NNN + Utilities





**Turn Key Operation Established
For Over 40 Years
Business For Sale \$75,000
Main Street Downtown on Corner
with Light**



PROPERTY DATA FORM

PROPERTY ADDRESS		177 East Main Street	
CITY, STATE		Torrington, CT	
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
UTILITIES		TAXES	
Sewer	City	Assessment	\$124,910.00
Water	City	Appraisal	\$178,447.00
Gas	Yankee Gas	Mill Rate	45.75
Electrical	200 Amps	Taxes	\$5,714.63
		TERMS	
		Sale	\$379,000.00
		Lease rate	\$2,000 NNN + Utilities

Business For Sale Includes: Bakery, Inventory & All Equipment \$75,000.00



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