

**FOR SALE**



**1503 Thomaston Ave  
Waterbury, CT 06704**

**Absolute Turn-key Restaurant/Bar For Sale  
1,216 +/- S/F  
Includes Business and Inventory  
Motivated Seller  
Offered at: \$240,000.00**



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.

Property underwent over  
\$200,000 in  
Complete Renovations  
Summer 2019



**CONTACT: MICHAEL GRIEDER or ED GODIN**

E-mail: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)

[Egodinpb@gmail.com](mailto:Egodinpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 1503 Thomaston Ave

**CITY, STATE** Waterbury, CT 06704

## BUILDING INFO MECHANICAL EQUIP.

Total S/F	1,216 S/F	Air Conditioning	Central
Number of floors	1 + basement	Sprinkler / Type	
Avail S/F	1,216 S/F	Type of Heat	Gas
Ext. Construction	Metal Siding	<b>OTHER</b>	
Ceiling Height	8	Acres	.76
Roof	Shingle (Newer)	Zoning	Restaurant
Date Built	1960	Parking	Ample
		State Route / Distance To...	Route 8/ .2/10

## UTILITIES

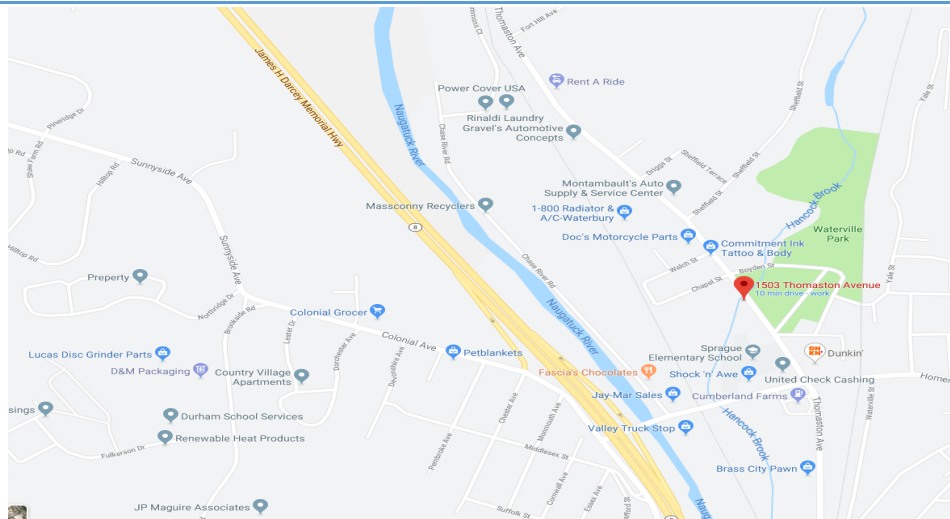
Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

## TAXES

Assessment	\$109,170.00
Appraisal	\$155,952.00
Mill Rate	60.21
Taxes	\$6,573.12

## TERMS

Sale	\$240,000.00
------	--------------



**CONTACT: MICHAEL GRIEDER or ED GODIN**  
 E-mail: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)  
[Egodinpb@gmail.com](mailto:Egodinpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
 Phone: 203-577-2277 Fax: 203-577-2100

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.