

FOR SALE/LEASE

1230 Thomaston Ave
Waterbury, CT 06704



3,160 S/F Restaurant

New Owner - 2019 Complete Remodel

New HVAC, new paint, new flooring & tiled bathrooms

Property includes:

Fully equipped kitchen and multiple walk in refrigerators

Remodeled oversized bar and coolers

Visible location on busy Thomaston Ave

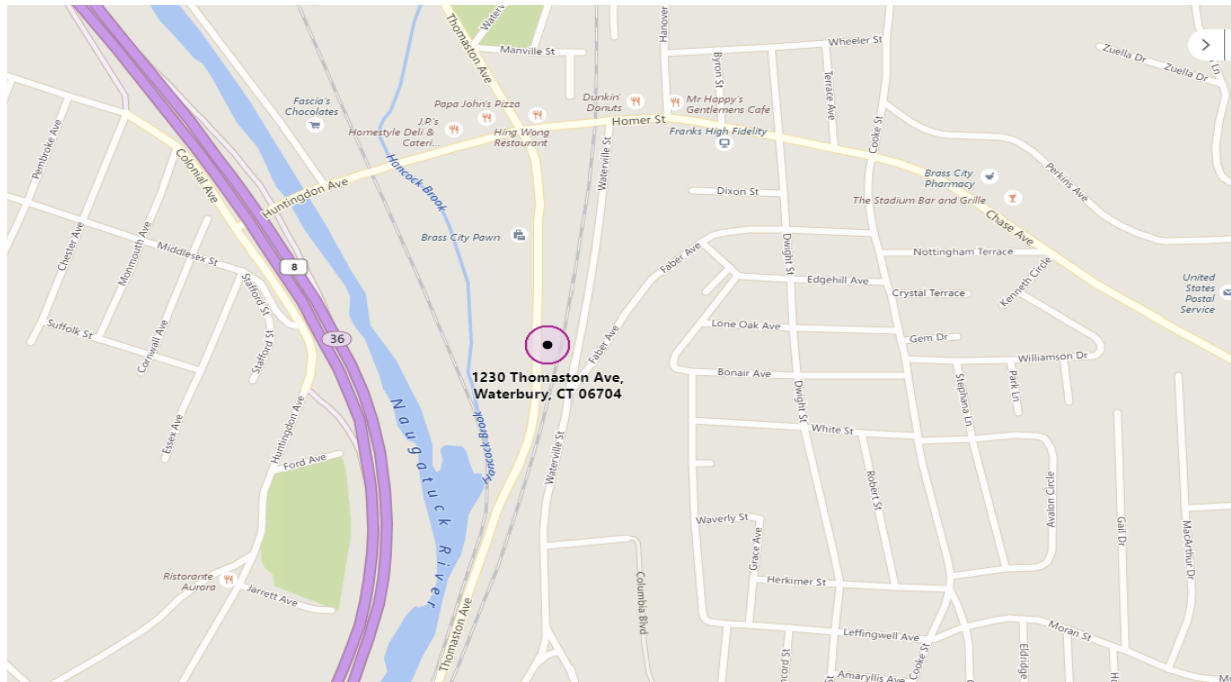
Offered at: \$349,000.00

Lease asking price: \$4,000.00 plus utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	1230 Thomaston Ave
CITY, STATE	Waterbury, CT 06704

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,160	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	
Avail S/F	3,160	Type of Heat	Gas forced air
Ext. Construction	Brick & wood	OTHER	
Ceiling Height		Acres	.2
Roof	Asphalt shingles	Zoning	II
Date Built	1983	Parking	Ample
		State Route / Distance To...	.5 / RTE 8
UTILITIES		TAXES	
	BUYER/TENANT TO VERIFY	Appraisal	\$275,584.00
Sewer	City	Assessment	\$192,910.00
Water	City	Mill Rate	60.21
Gas	Yankee Gas	Taxes	\$11,615.11
Electrical	400 amp (Buyer to verify)	TERMS	
		Sale	\$349,000.00
		Lease	\$4,000 + utilities



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.



CONTACT: BRIAN GODIN (bgodinpb@gmail.com)
or **MARY BUCKLEY** (mbuckley.gpb@gmail.com)
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100





CONTACT: BRIAN GODIN (bgodinpb@gmail.com)
or **MARY BUCKLEY** (mbuckley.gpb@gmail.com)
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100