

FOR SALE

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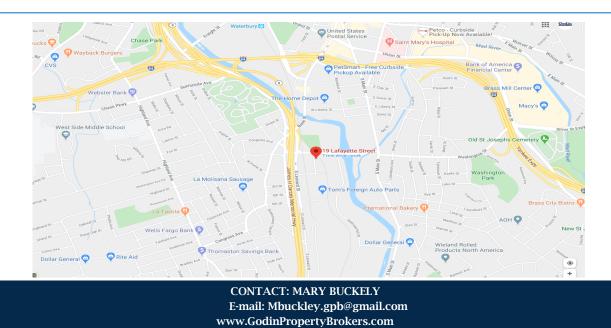


19 Lafayette Street Waterbury, CT 06708 For Sale "Lisboa Restaurante" Commercial Building with Successful Business Turnkey Operation Offers: Large Bar, Dining Room, 2,780 +/- S/F Freestanding with Plenty of Parking Immediate Access to Highway! Asking: \$399,000.00



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 DATA FORM				
PROPERTY ADDRESS		19 Lafayette St		
CITY, STATE		Waterbury, CT 06708		
BUILDING INFO MECHANICAL EQUIP.				
Total S/F	2,780 +/-		Air Conditioning	Yes/ CA
Number of floors	1		Sprinkler / Type	Yes / Wet
Avail S/F	2,780 +/-		Type of Heat	W/Air
Ext. Construction	Concrete Block/ vinyl siding OTHER			
Ceiling Height	9'		Acres	.24
Roof (20 yrs. old)	Rubber/ Flat		Zoning	IG/ Restaurant
Date Built	1960		Parking	15+ spots
			State Route / Distance To	Route 8 & I84 Immediate
			TAXES	
			Assessment	\$227,310.00
UTILITIES	Tenant/Buyer te	o Verify	Appraisal	\$324,727.00
Sewer	City		Mill Rate	60.21
Water	City		Taxes	\$13,686.33
Gas	EverSource		TERMS	
Electrical			Sale	\$399,000.00



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