

#### RESTAURANT FOR SALE

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#### 76 Watertown Ave, Thomaston

Excellent Business Opportunity-Two Locations
Highly Successful breakfast/Lunch
Chubba's Bagelry (16 Years)
Owner Looking to Retire
Includes all Equipment, Inventory, Furniture
2019 Gross Sales \$1.1 Million
Asking: \$575,000.00







## 76 Watertown Ave, Thomaston



## PROPERTY DATA FORM

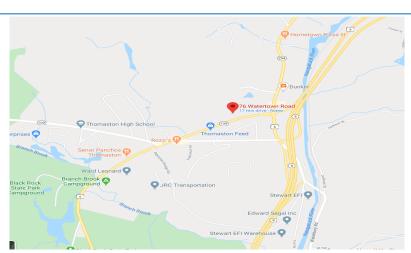
PROPERTY ADDRESS 76 Watertown Ave

CITY, STATE Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	37,000	Air Conditioning	HVAC
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	2,380	Type of Heat	Gas Forced
Office Space		OTHER	
Drive in Doors		Acres	-
Ext. Construction	Stucco	Zoning	CA
Ceiling Height	9'	Parking	Ample
Roof	2017 new	State Route / Distance To	Route 8/
Date Built	2017		

UTILITIES	Tenant/Buyer to Verify
Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

Lease expires 2022 with 7 year option \$2,817.00 Per Month Gross + Utilities



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## 1044 Main Street, Watertown



# PROPERTY DATA FORM

PROPERTY ADDRESS	1044 Main Street
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	18,356	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	
Avail S/F	1,200	Type of Heat	Gas Forced Hot Air
Office Space		OTHER	
Drive in Doors		Acres	_
Ext. Construction	Stucco	Zoning	Retail
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To	
Date Built	1986		
UTILITIES	Tenant/Buyer to Verify		
Sewer	City	<b>_</b>	

UTILITIES	Tenant/Buyer to Verify
Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

Lease expires 11/23 with 5 year option \$2,200.00 Per Month +NNN 6.25% Building

