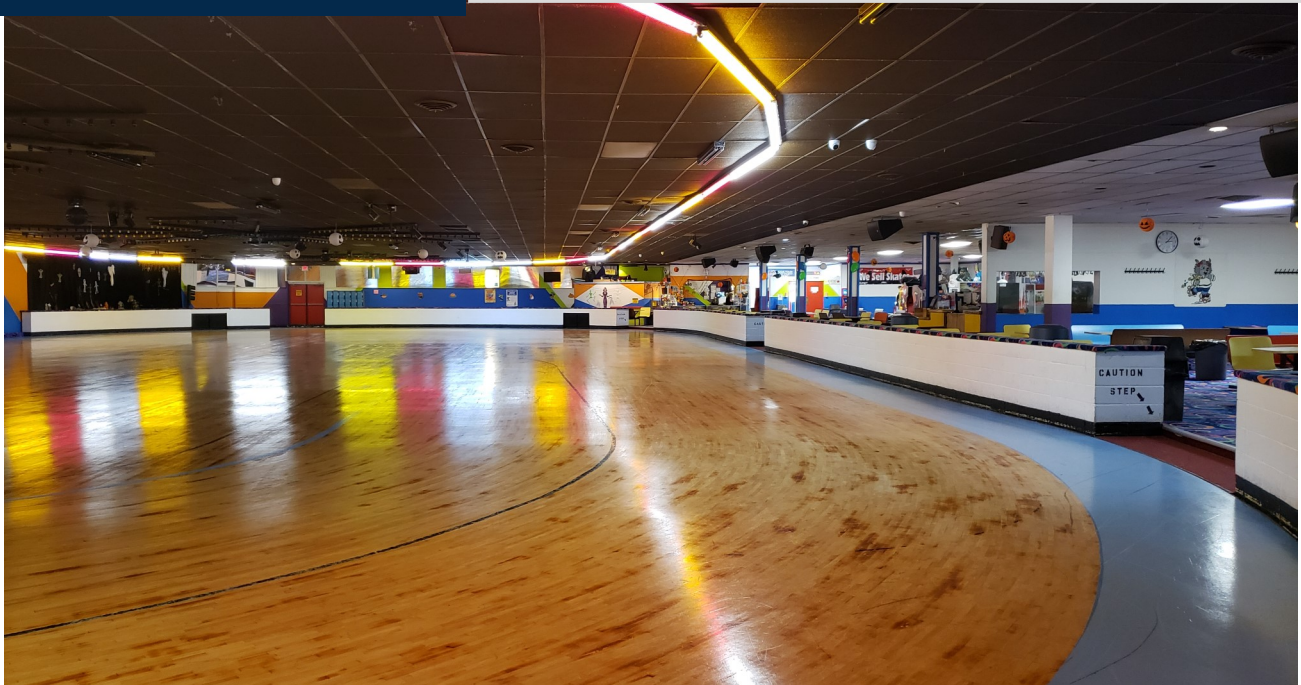


FOR SALE



**Highly Successful Landmark Business For Sale
Over 40 Years of Success
Gross Revenue's over 1.4 Million Annual
Management Team in Place
32,488 S/F Building with Many Upgrades
Asking: \$2,750,000.00**

**1114 South Main
Waterbury, CT 06706**





Fixtures , Inventory, Real Estate and Business all Included



CONTACT: BRIAN GODIN or MICHAEL GRIEDER

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mgrieder.gpb@gmail.com

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



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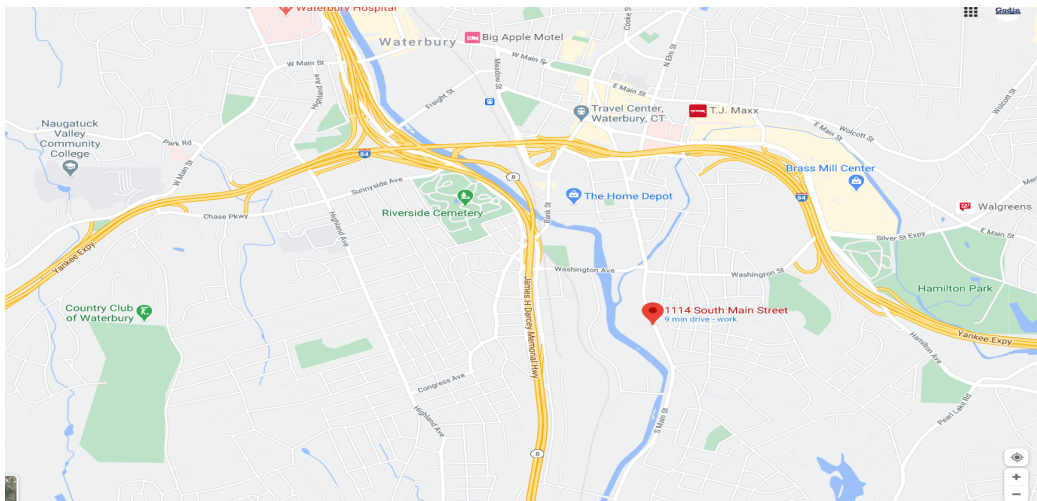
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PROPERTY DATA FORM

PROPERTY ADDRESS	1114 South Main Street
CITY, STATE	Waterbury, CT 06706

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	32,488	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F		Type of Heat	F/A
Will sub divide		OTHER	
Ext. Construction	Brick/ Block	Acres	3.06
Ceiling Height	8'-10 '	Zoning	IG
Roof	Newer 2013	Parking	Ample
Date Built	1960	State Route / Distance To...	.7/10 RTE 8
		TAXES	
UTILITIES		Assessment	\$267,650.00
Tenant/Buyer to Verify		Appraisal	\$382,359.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$16,115.21
Gas	EverSource	TERMS	
Electrical	800 Amps 3 phase	Sale	\$2,750,000.00



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