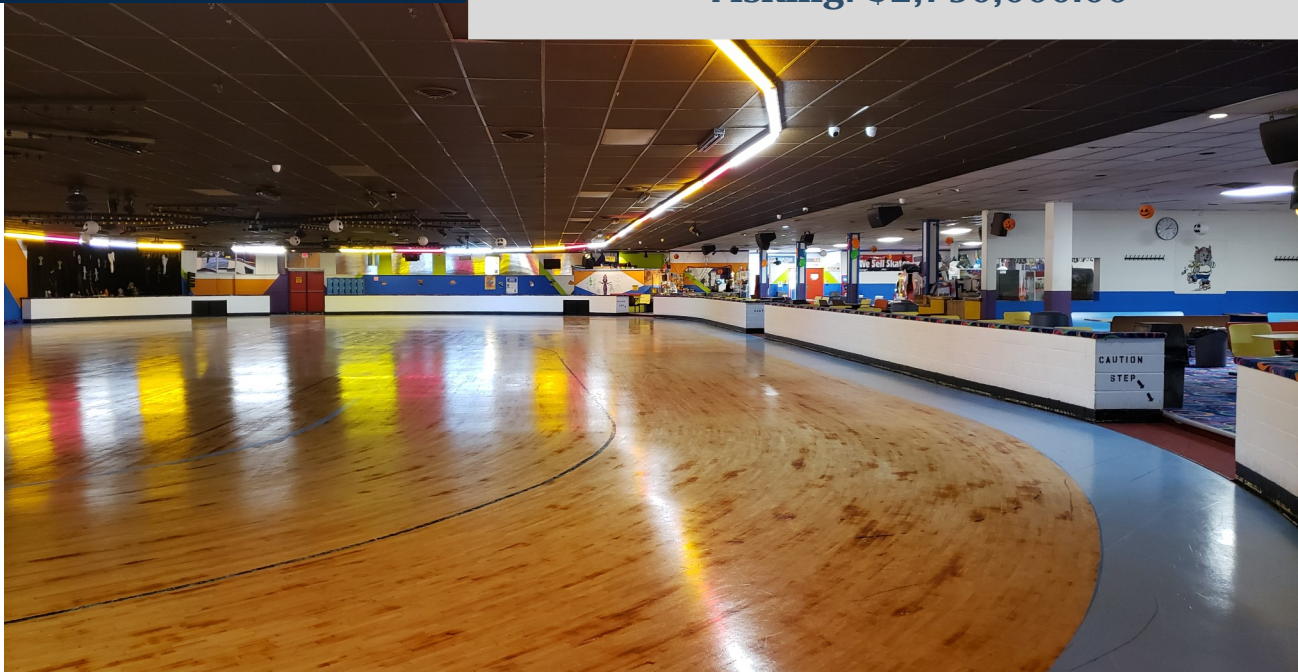


FOR SALE



**1114 South Main
Waterbury, CT 06706**

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





Fixtures , Inventory, Real Estate and Business all Included



CONTACT: BRIAN GODIN or MICHAEL GRIEDER

Email: BgodinPB@gmail.com

mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

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



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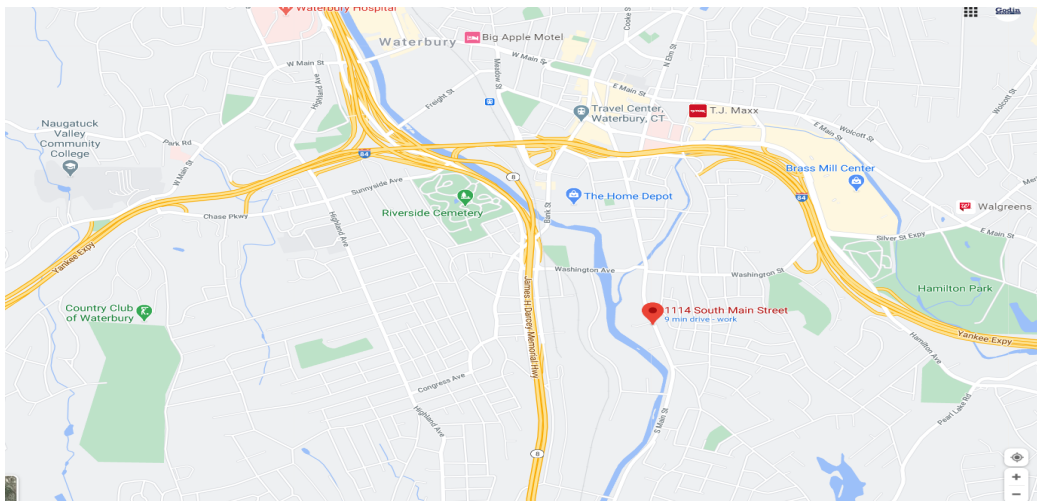
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PROPERTY DATA FORM

| | |
|------------------|------------------------|
| 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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