

# BUSINESS FOR SALE

*411-413 North Main St  
Naugatuck, CT 06770*



**Business For Sale**  
**Edible Dreams / Bombay Café**  
**2,500 S/F Retail Space**  
**Full Basement for Storage**  
**Visible location on busy North Main Street**  
**Immediate Route 8 access**  
**Annual Sales \$275,000.00**  
**Offered at: \$125,000.00**



**Bakery Equipment List :**

5 - 30x6 ft. stainless tables  
1- 20qt stand mixer  
2- Vulcan double door convection ovens  
1- Double door commercial refrigerator  
1- Somerset 30in Sheeter  
Best canon cake image printing 11x17 print sixes  
3- bay sink  
Utility sink  
4- Bakers rolling racks  
Hood ventilation system  
Full basement for storage of all extra pans and paper goods  
All utensils and cake decorating tools  
Round pan sets. 4-6-8-10-12-14-16-18inch  
Square pan sets 4-6-8-10-12-14-16 inch  
Over 50 Full sheet pans  
Full Mini cupcake pans x8  
Full sheet Cupcake pans x8  
Half sheet cake pans x12  
Hundreds of cookie cutters and molds  
Fondant decorating tools  
Storage containers. Wet and Dry included  
Sugar/ Flour rolling storage containers  
2 - Under counter units with storage  
All remaining ingredients included  
Everything you could need to start making cakes tomorrow

**CONTACT: BRIAN GODIN OR MICHAEL GRIEDER**

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



**Cafe Equipment List :**

Commercial Double door freezer  
Commercial double door refrigerator  
2- three bay warmers  
Bun three burner commercial coffee maker  
Kegerator for Nitro cold brew system  
2 hand-sinks  
30x36 commercial flattop grill  
2-commercial stainless tables 30x60  
Custom made dry display case  
2- Mini clover credit card machines  
Cash register  
1- 25lb ice machine for ice coffee and cold brew  
1- countertop mini refrigerator  
2- countertop plexiglass 4 shelf display cases  
5- Custom tables with seating for 22  
All utensils and place setting included

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PROPERTY DATA FORM			
<b>PROPERTY ADDRESS</b>	411—427 North Main Street		
<b>CITY, STATE</b>	Naugatuck, CT 06770		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	8,007 +/- s/f	Air conditioning	Central
Number of floors	1 + basement	Sprinkler / type	No
Avail S/F	2,500 S/F	Type of heat	Gas Forced Air
Exterior construction	Block	<b>OTHER</b>	
Roof	New	Total acres	0.36
<b>UTILITIES</b>		Zoning	Commercial
Sewer	City	Parking	Ample
Water	City		
Gas	Yes		
Electrical	New 100 amp	<b>TERMS</b>	
		Lease rate	\$12 PSF
			Gross + utilities

411-425 North Main Street, Naugatuck



NORTH MAIN STREET







