

FOR SALE



**544 Straits Turnpike
Watertown, CT 06795**

**Turn Key Restaurant Opportunity
Previously Chef's Door
Immaculate 1,500 S/F Restaurant Space
Large Kitchen with Modern High Quality Equipment
Beautiful Custom Flooring and Furniture
Remodeled ADA restrooms
Long term Lease Available
Asking Price: \$75,000.00**



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.

Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



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<u>Location</u>	<u>Equipment Name</u>	<u>New or used</u>
Kitchen	Hoshizaki PR67A 67" 2 Door	New
Kitchen	True TRCB-52 Chef Base	New
Kitchen	Beverage Air RB23HC-1S	New
Kitchen	Beverage Air Freezer	Used
Kitchen	True Glass Single Door	Used
Kitchen	Vulcan 2 Dorr Fridge	Used
Kitchen	2 Door Sandwich Fridge	New
Kitchen	Beverage Air 2 Door Work Station	Used
Kitchen	Beverage Air WTR27AHC-FLT 27' Work Top (2)	New
Kitchen	Manitowoc Ice Machine	New
Kitchen	Autosham	Used
Kitchen	Garland Master Series 2 Section Range	New
Kitchen	Dean 50 lb. Fryer	New
Kitchen	Garland Sunfire 6 Burner X60-6R24RR	New
Kitchen	Robot- Coupe	New
Kitchen	Slicer	New
Kitchen	Vitamix	Used
Kitchen	Poly Science Sous Vide Machine	New
Kitchen	Hot Water Booter (For Dish Machine)	New
Kitchen	Dish Bench	New
Kitchen	Big Dipper Grease Trap	New
Kitchen	Wire Shelving	New
Kitchen	Stainless Steel Shelving	New
Kitchen	Ansul Fire Suppression System	New
Kitchen	Well 12' Grill	New
Kitchen/Bar	5 Floor Mats	New
Kitchen/Bar	Sinks	New
Bar	Eurodibwine Cellar Fridge	New
Bar	True TBB-2G-HC-LD 58	New
Bar	Ice Bin	New
Bar	True TDD-3-HC 2 Columns Kegarator	New
Server Station	2 Bussing Carts	New
Server Station	Single Glass Door Under Counter Fridge	New
Front of House	2 Burner Coffee Machine	New
Front of House	Custom Furniture	New
Front of House	Custom Bar Top	New
Misc.	Kitchen Smallware/ Container/ Cookware	New
Misc.	Silverware (Extra Heavy Duty) Glassware/ Plates	New
Misc.	Camera System	New
Misc.	POS System (1/2 Still owed)	New
Misc.	Alarm System	New
Misc.	Signage (3 Total Signs)	New
Misc.	Signage Installation Fee	New
Misc.	3 Rubbermaid Bins	New
Misc.	TV	New
Misc.	Sound System + Installation	New
Misc.	Picture Frames/ Coat Hangers	New
Misc.	2 Self Water Flower Pots	New
Misc.	Electric Heaters = Insulation	New
Misc.	Doors	New
Bathrooms	Bench in Ladies Room	New
Bathrooms	Garbage's (Front of House)	New

PROPERTY DATA FORM

PROPERTY ADDRESS		544 Straits Turnpike	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	31,968	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,500	Type of Heat	Gas - Forced Air/ Electric pump
Ext. Construction	Brick veneer	OTHER	
Ceiling Height		Acres	3.28
Roof	Tar and gravel	Zoning	
Date Built	1985	Parking	Ample
Date Built		State Route / Distance To...	Route 8/
		Lease Terms	
		Lease price	\$16 PSF + NNN
UTILITIES	Tenant/Buyer to Verify	CAM Charges	\$450.00 per mo.
Sewer	City	Taxes	\$360.00 per mo.
Water	City		
Gas	EverSource	TERMS	
Electrical	200 Amps	Sale	\$75,000.00

Lease Terms \$16 PSF + NNN + Utilities

NNN: \$6.46 PSF (Breakout Below)

CAM charges: \$450.00/ Mo.

Real Estate Taxes: \$360.00/ Mo.

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