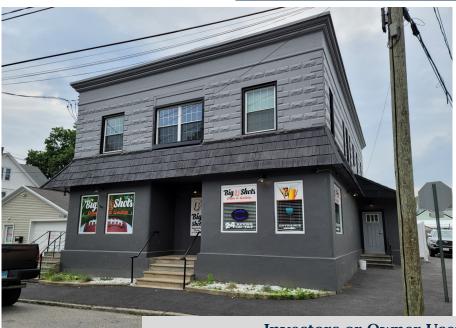


## **FOR SALE**

## CONTACT: MICHAEL GRIEDER or BRIAN GODIN

E-mail: Mgrieder.gpb@gmail.com Bgodinpb@gmail.com

www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



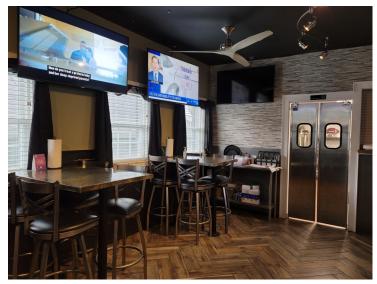
99 Turner Ave Torrington, CT 06790 Investors or Owner Users
Immaculate Sports Bar/ Restaurant
Renovated Inside and Out 2019
Includes Real Estate, Business and All Inventory and
Fixtures

Great Neighborhood Spot With 2 Rented Apartments Asking: \$675,000.00



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## PROPERTY DATA FORM

PROPERTY ADDRESS 99 Turner Ave

CITY, STATE Torrington, CT 06790

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,235	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,235	Type of Heat	Forced hot air/ Gas
Office space		OTHER	
Ext. Construction	Masonry & Wood Frame	Acres	.14
Ceiling Height		Zoning	Mixed Use/ Apartment/ Retail
Roof	Flat Rubber	Parking	Ample
Date Built	1920	State Route / Distance To	
Totally Redone	2019	TAXES	
		Assessment	\$102,990.00
UTILITIES		Appraisal	\$147,132.00
Sewer	City	Mill Rate	46.17
Water	City	Taxes	\$4,755.04
Gas	EverSource	TERMS	
Electrical		Sale	\$675,000.00

Apartment 1 & 2 - \$650 Per Month Restaurant - \$3,500.00 Per Month (Potential)

