

FOR SALE



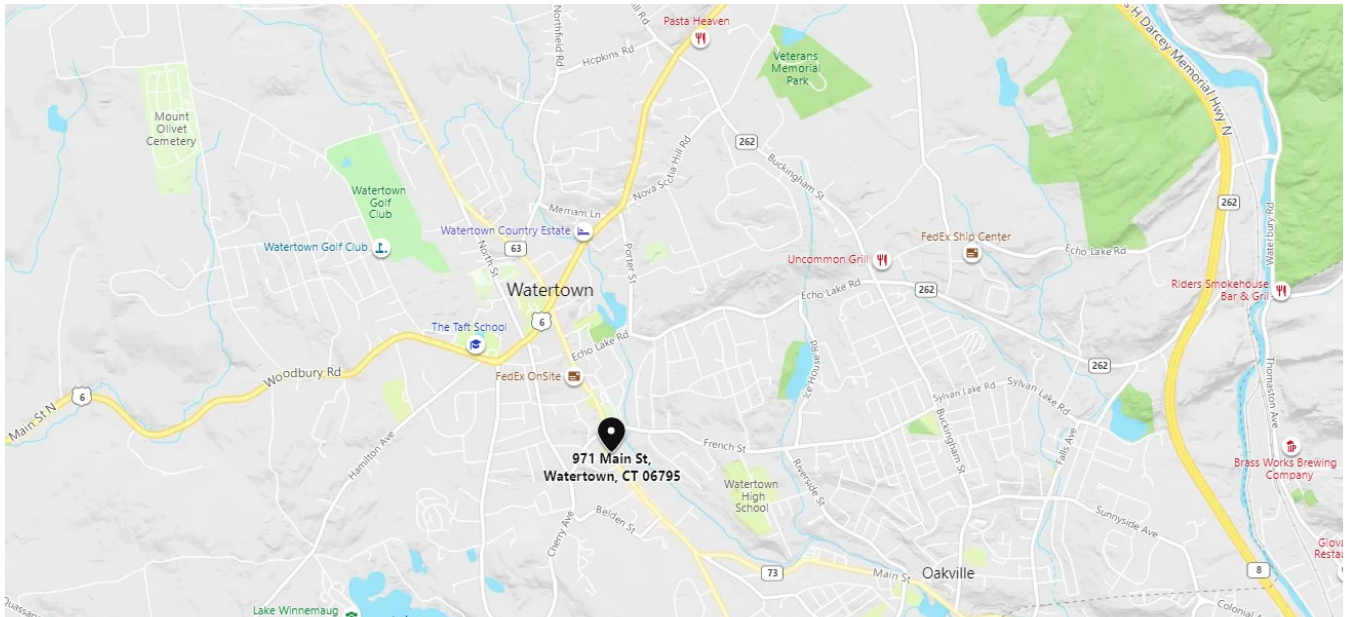
**971 Main Street
Watertown, CT 06795**

**Restaurant for Sale
Mangia With Gigi & Mike
Successful Business 8 Years Strong
Includes Inventory, Business, and All Equipment
3,535 +/- S/F Retail Space On Busy Main Street
Many Recent Renovations
Offered at: ~~\$450,000.00~~ \$349,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		971 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,535 +/-	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	
Avail S/F	3,225 + Patio 736 S/F	Type of Heat	Forced Hot Air
Office Space		OTHER	
Ceiling Height		Acres	3.2
Ext. Construction	Stucco	Zoning	BG
Roof		Parking	Onsite
Date Built	1969	TAXES	
UTILITIES		Assessment	
	Buyer/ Ternate to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas / Oil	Yankee Gas	TERMS	
Electrical	200 Amps	Sale	\$349,000.00
		Lease Payment	\$5,563 + Utilities
		Expires	4/30/2024



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Godin Property Brokers LLC

Commercial / Industrial



CONTACT: BRIAN GODIN OR MICHAEL GRIEDER

E-mail: Bgodinpb@gmail.com

Mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

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