



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
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762



728 Highland Ave
Waterbury, CT 06708

Well Established and Located Cocktail Bar

Turnkey and Ready for Your Vision

Business Sale includes Inventory, Website and Trademark Materials

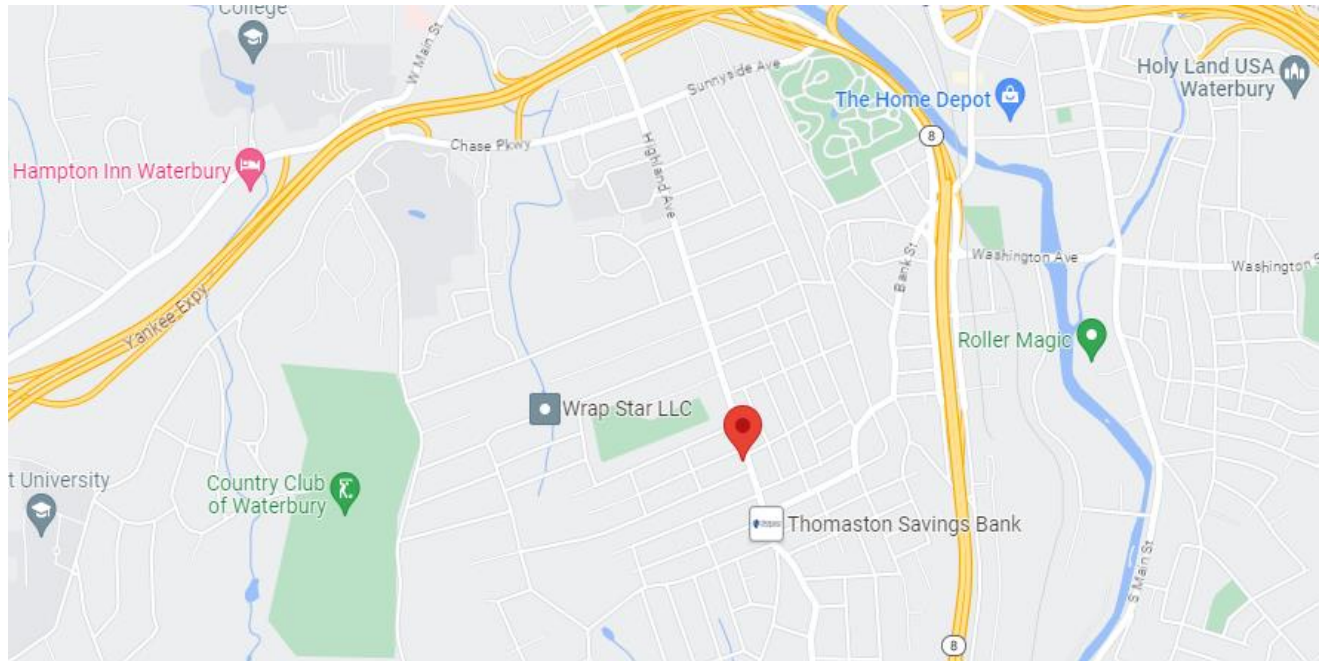
~~Asking \$120,000.00~~

PRICE REDUCED!! \$90,000.00

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.

PROPERTY DATA FORM

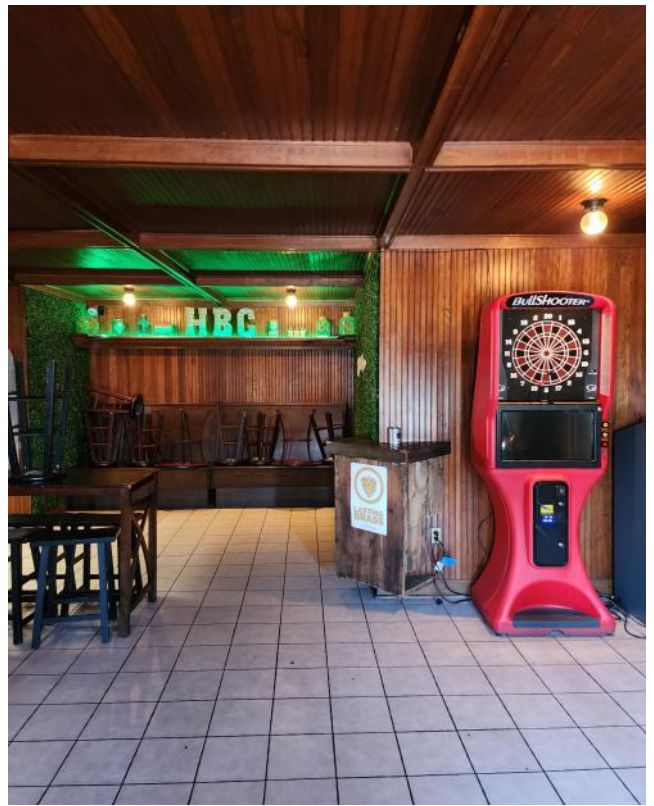
PROPERTY ADDRESS		728 Highland Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL	
Total S/F	3,200	Air Conditioning	Central/Splitter
Number of floors	2	Sprinkler / Type	
Avail S/F	1,600	Type of Heat	Split Heat/AC
Will subdivide to		OTHER	
Office space		Zoning	CN
Ext. Construction	Wood Siding	Parking	Street/Onsite
Int. Construction		State Route / Distance	5/10 to I-84
Ceiling Height	9'	Acres	.16
Roof	Asphalt/Flat Rubber	TAXES	
Date Built	1918/ Recent Remodel		
UTILITIES		TERMS	
Sewer	City	Rent	\$2,500.00/mo
Water	City		
Gas	Yes		
Electrical		Gross + Utilities+Water	



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 LLC

★★★★★ Commercial / Industrial



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.