

FOR SALE

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



**34 Old Waterbury Road
Prospect, CT 06712**

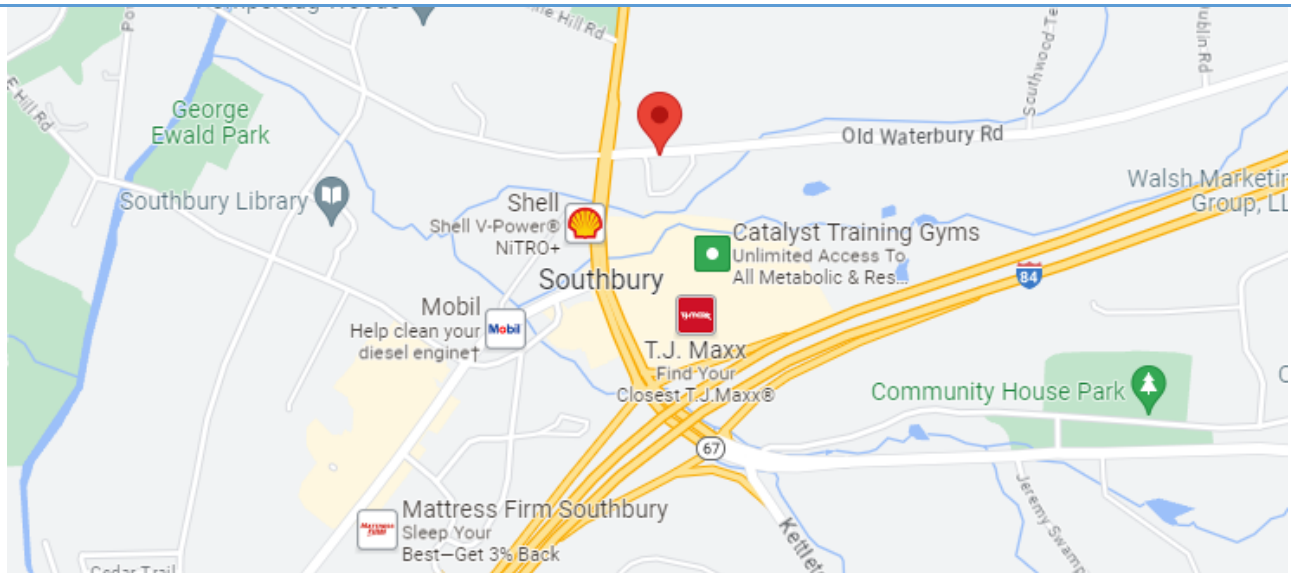
**Brand New Smoke / Vape Shop
Turnkey Includes Inventory
5 Year lease with Low Rent
Asking \$50,000.00**



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		34 Old Waterbury Road
CITY, STATE		Prospect, CT 06712
BUILDING INFO		MECHANICAL EQUIP.
Total S/F	1,080 +/-	Air Conditioning
Number of floors	1	Sprinkler / Type
Avail S/F	1,080 +/-	Type of Heat
Ext. Construction		OTHER
Roof		Acres
Date Built		Zoning
		Parking
		State Route / Distance To...
		TAXES
		Assessment
UTILITIES	Tenant/Buyer to Verify	Appraisal
Sewer		Mill Rate
Water		Taxes
Propnae		TERMS
Electrical		Sale \$50,000.00
		Lease \$950 monthly + Utilities



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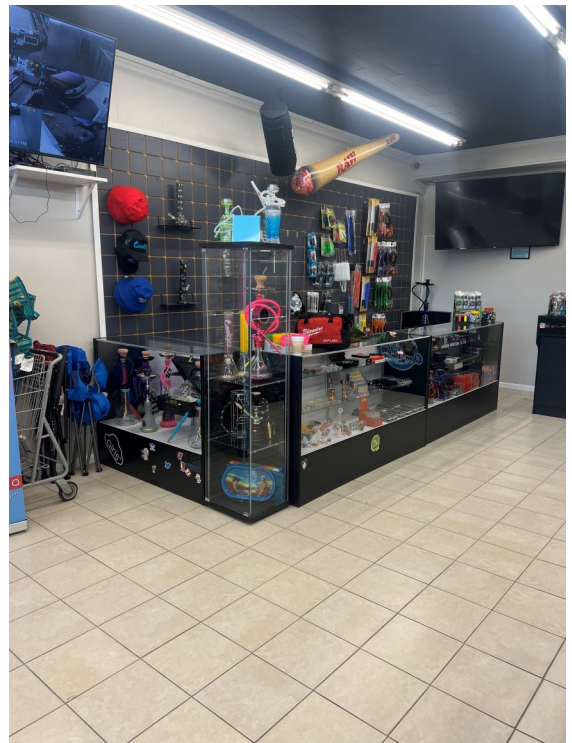
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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