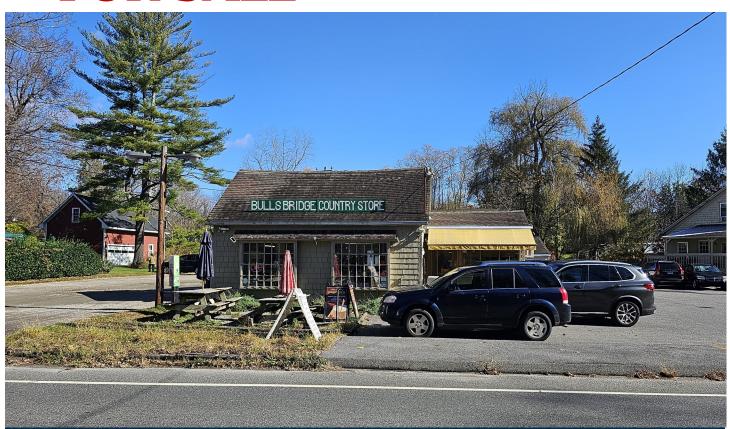


## FOR SALE

## **CONTACT: Michael Grieder**

E-mail: Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT 06762



## 337 Kent Rd Kent, CT 06757

Mini-Mart & Vape Store

**Great Neighborhood Spot** 

Over \$350,000.00 in Gross Sales Not including Lotto or ATM For Sale \$85,000.00

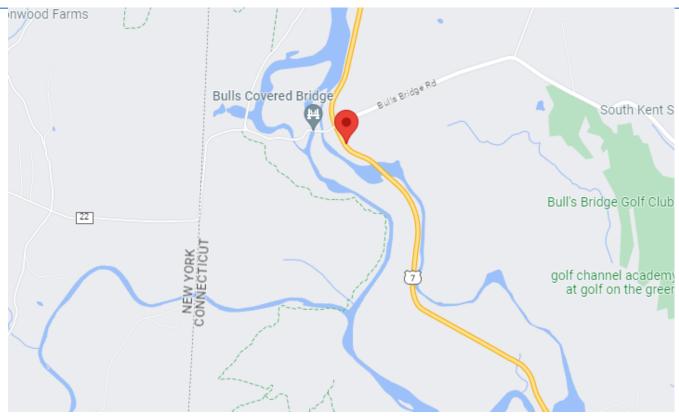
PRICE REDUCED!!! \$69,000.00

(Includes All Equipment, Furniture & Inventory)

## PROPERTY DATA FORM

PROPERTY ADDRESS	338 Middlebury Road
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,500 +/-	Air Conditioning	Wall Unit/Splitter
Number of floors	1	Sprinkler / Type	
Avail S/F	1,500 +/-	Type of Heat	Electric Splitter
Ceiling Height	9'		
Roof	Shingle	OTHER	
Ext. Construction	Wood Shingle	Zoning	_
Date Built		Parking	Plenty on Site
		State Route / Distance To	
UTILITIES			
Sewer	Septic		_
Water	Well	TERMS	
Gas	No	Rent	\$1,000.00 per month
Electrical		**Real Estate may be for purchase	
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