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FOR SALE



**34 Waterbury Road
Prospect, CT 06712**

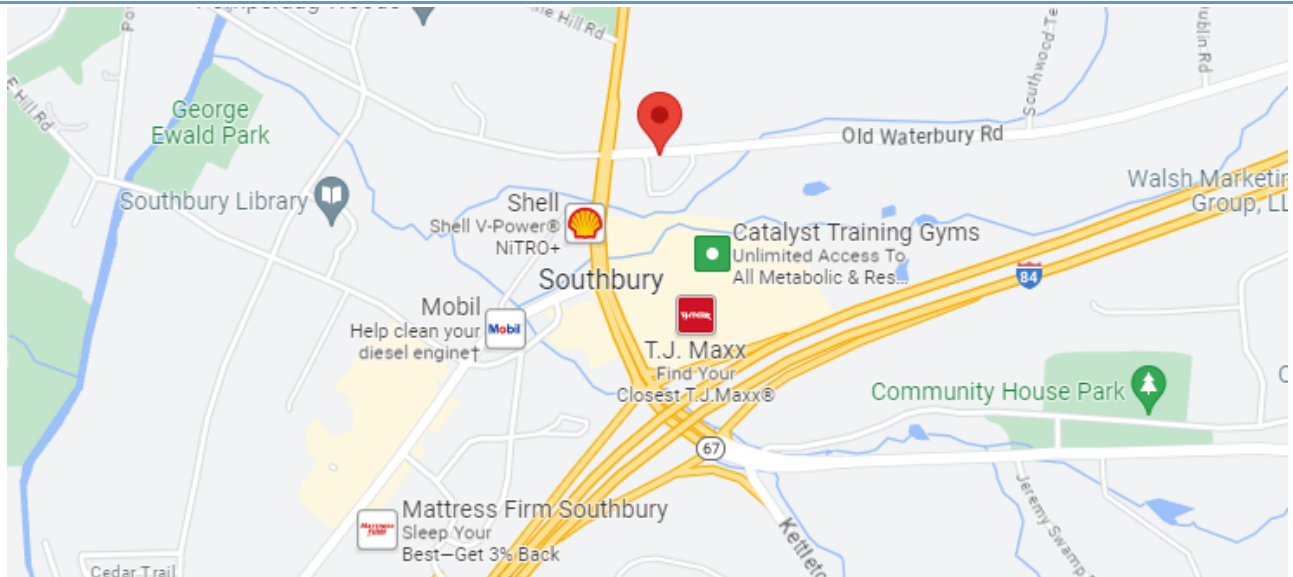
**Smoke / Vape Shop for Sale
Turnkey Includes Inventory
5 Year lease with Low Rent
Asking \$50,000.00**



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 Waterbury Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,080 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	1,080 +/-	Type of Heat	Gas
Ext. Construction		OTHER	
Roof		Acres	
Date Built		Zoning	
		Parking	Ample
		State Route / Distance To...	
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource	TERMS	
Electrical		Sale	\$50,000.00
		Lease	\$950.00 + Utilities



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★★★★★ Commercial / Industrial



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