

CONTACT: Mary Buckley Email: Mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

## FOR SALE



## Southbury Restaurant



FOR SALE Established Turnkey Restaurant with Liquor License Beautifully Decorated Ready for Immediate Occupancy Newly Equipped Full Kitchen & Service Counter Dining Indoor - Outside Patio Great Opportunity to Own Your Own Business Offered at \$225,000.00

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.

<b>FRUPERTI DATA FURM</b>	PROPERTY	DATA	FORM
---------------------------	----------	------	------

PROPERTY ADDRESSBusiness Formula		or Sale	
CITY, STATE	Southbury		
BUILDING INFO		MECHANICAL EQU	ЛР.
Total S/F	2,700 +/-	Air Conditioning	100 %
Number of floors	1	Type of Heat	Gas
Avail S/F	2,700 +/-	Sprinkler/ Type	
Will Subdivide	No	OTHER	
Office Space	200 +/- Lower level	Zoning	HB
Ceiling Height		Parking	Ample
Roof		State Route / Distance	То
Date Built		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil	Gas	TERMS	
Electrical		Sale - Business	\$225,000.00
		Rental Terms	TBD



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.



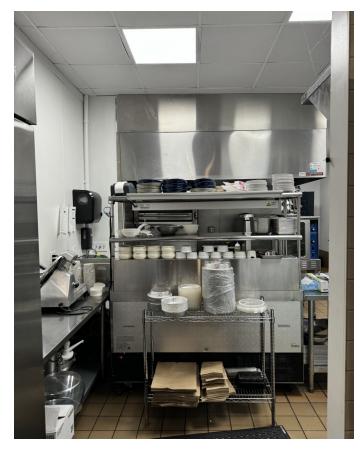




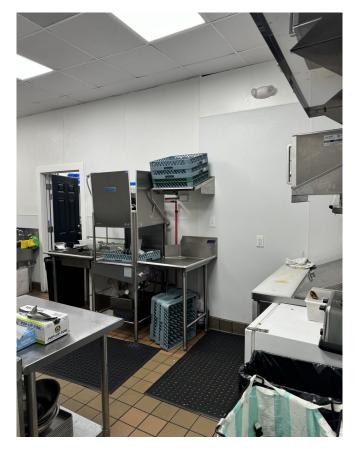














Hudson's Bistro -Inventory		
10'X10" Walk in Cooler	\$15,000.00	
Convection Oven	\$4,500.00	
8' Capture Hood	\$12,000.00	
Cooler	\$15,000.00	
8' Chest Cooler	\$1,000.00	
Satinless Steele Shelves	\$800.00	
2-Door Reach in Refrigerator	\$4,000.00	
1-Glass door refrigerator	\$3,000.00	
Yukon Glass Case	\$4,000.00	
POS System	\$12,000.00	
Coffee Grinder	\$1,200.00	
Low Boy Refrigerator	\$2,500.00	
Marchia open Merchandiser	\$5,000.00	
SONO Music System	\$4,000.00	
Live Edgewood Countertops	\$10,000.00	
Tables and Chairs	\$8,000.00	
Couches	\$8,000.00	
Plates, Glassware	\$6,000.00	
Cookware	\$3,000.00	
Granite counter tops	\$20,000.00	
Refrigerator	\$1,500.00	
Patio Furniture and umbrellas	\$5,000.00	
Light Fixtures	\$1,000.00	
	\$146,500.00	