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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.

PROPERTY DATA FORM

PROPERTY ADDRESS		Business For Sale	
CITY, STATE		Southbury	
BUILDING INFO		MECHANICAL EQUIP.	
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 To...	
Date Built		TAXES	
UTILITIES		Assessment	
	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



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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	