

FOR SALE

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*1622 Thomaston Ave
Waterbury, CT 06704*

**Breakfast / Lunch Restaurant For Sale
Complete Renovation August 2023**

1,300 +/- S/F

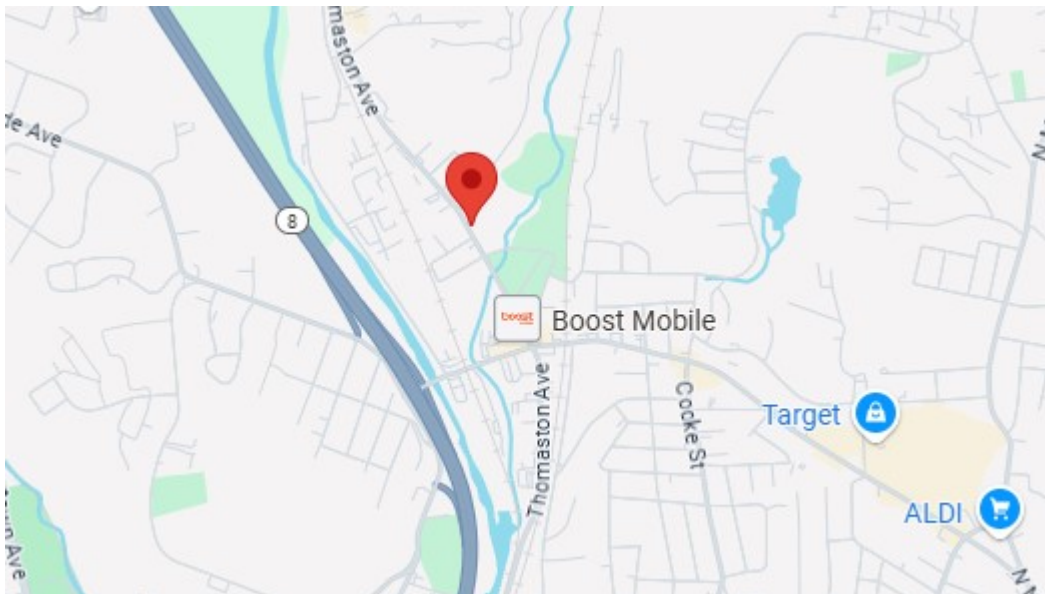
**All Equipment & Proprietary Info Included
Inventory Sold Separately**

PRICE REDUCED!! \$85,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS		1622 Thomaston Ave	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL	
Total S/F	1,300 +/-	Air Conditioning	Window Unit
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,300 +/-	Type of Heat	Forced Hot Air
Office space		OTHER	
Ext. Construction	Stucco	Acres	.46
Ceiling Height	9'	Zoning	GC
Roof	Asphalt	Parking	Plenty on Site
Date Built	1940		
		TAXES	
		Assessment	
		City Appraisal	
		Mill Rate	
		Total Tax	
		TERMS	
		Sale - Business	\$85,000.00
		Lease- \$2,000.00 1 year Mod	With extension available/
		Gross + % Tax & water	owner willing to do new lease
UTILITIES			
Sewer	City		
Water	City		
Gas	Yes		
Electrical			



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