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FOR SALE



***34 Old Waterbury Road
Prospect, CT 06712***

Smoke / Vape Shop for Sale

Turnkey Includes Inventory

5 Year lease with Low Rent

Asking \$120,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS	34 Old Waterbury Road		
CITY, STATE	Prospect, CT 06712		
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,100 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	1,100 +/-	Type of Heat	HVAC
Ext. Construction		OTHER	
Roof		Acres	
Date Built		Zoning	
		Parking	
		State Route / Distance To...	
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	
Gas/Oil	Propane	TERMS	
Electrical		Sale	\$120,000.00
		Lease	\$950 Modified Gross + Utilities



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Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



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