

BUSINESS FOR SALE



*50 Waterbury Rd
Unit H
Prospect, CT 06712*

Successful Family-Owned Restaurant
Prime Location on Busy Waterbury Rd
Currently Only Open 16 Hours Weekly - Room to Expand
Fully Equipped Kitchen, Bar, Dining Room,
Private Party Room & Outdoor Patio
Ample Parking Lot
Offered at \$325,000.00
(Real Estate Not Included)

PROPERTY DATA FORM

PROPERTY ADDRESS 50 Waterbury Rd, Unit H

CITY, STATE Prospect, CT 06712

BUILDING INFO

Total S/F 3,600 +/-
Number of floors 1
Avail S/F 3,600 +/-

Ext. Construction Brick
Ceiling Height 10'
Roof Asphalt
Date Built 1975

UTILITIES

Sewer Septic
Water City
Gas/Oil Propane
Electrical

MECHANICAL EQUIP.

Air Conditioning 100% C/A
Sprinkler / Type
Type of Heat Propane

OTHER

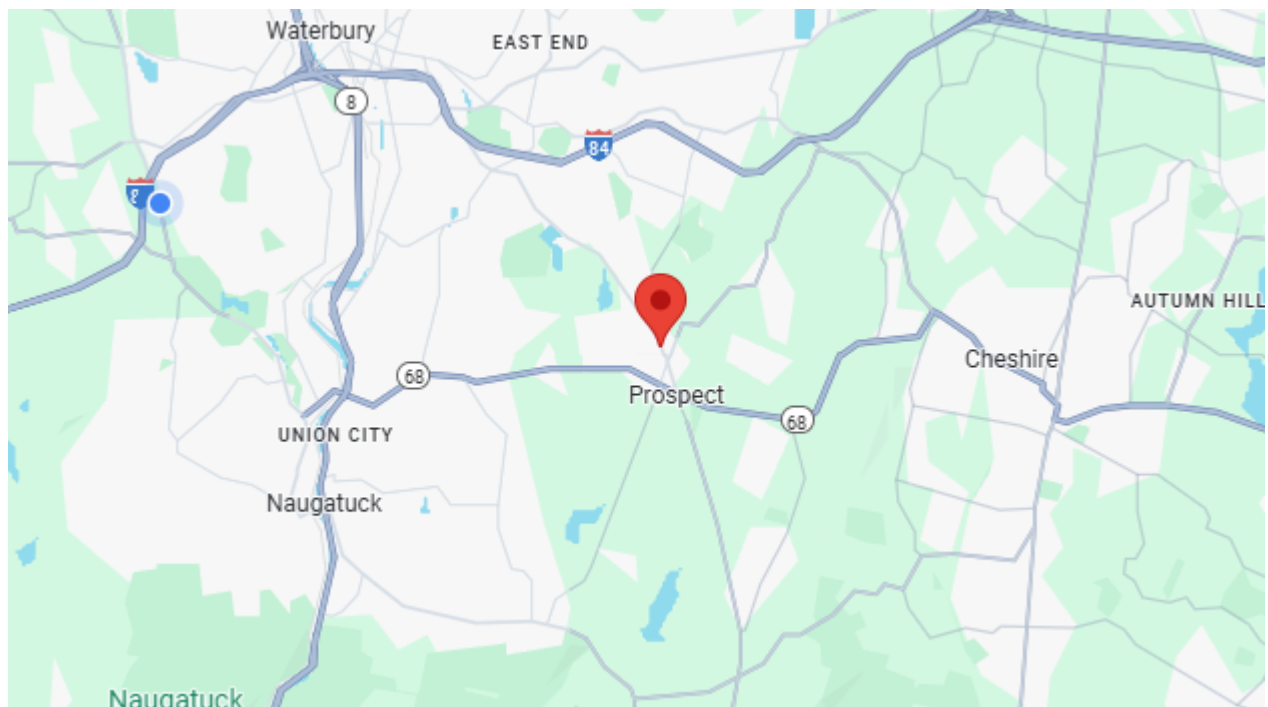
Acres
Zoning
Parking
State Route / Distance To...

TAXES

Assessment
Mill Rate
Taxes

TERMS

Sale Business Only \$325,000.00
Alcohol Sold Separately



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.





