

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

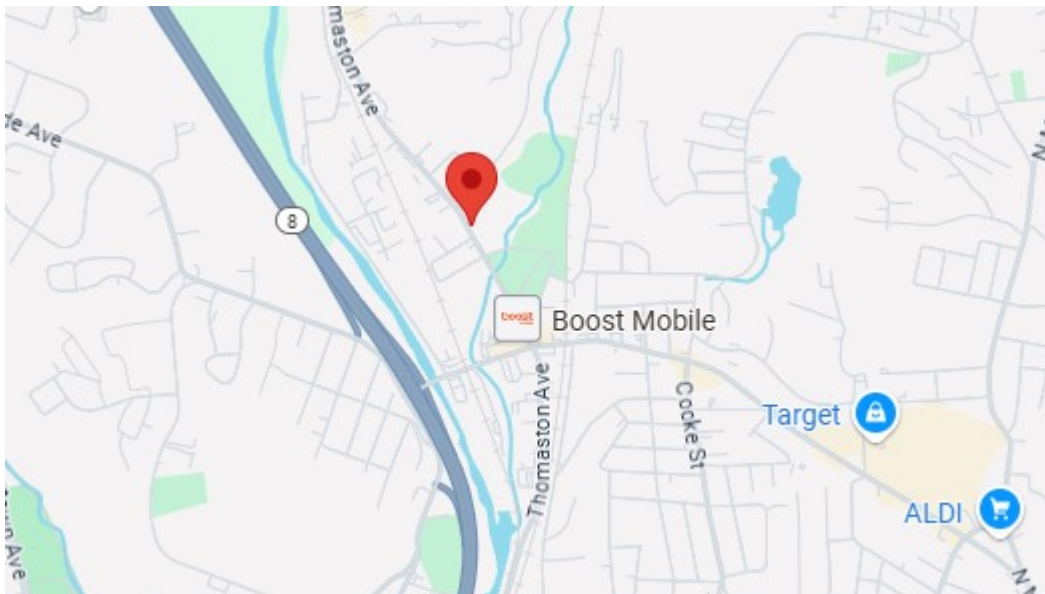
Inventory Sold Separately

PRICE REDUCED!! \$75,000.00



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	
UTILITIES		TERMS	
Sewer	City	Sale - Business	\$75,000.00
Water	City	Lease- \$2,000.00 1 year Mod	With extension available/
Gas	Yes	Gross + % Tax & water	owner willing to do new
Electrical			lease



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