

FOR SALE



**1405 East Main Street
Waterbury, CT 06705**

**Former Fast Food Restaurant For Sale
High Traffic Location
Plug & Go Ready
Offered at \$89,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		1405 East Main Street	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,400	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,400 +/- Total	Type of Heat	Gas F/A
Office space		OTHER	
Total avail / drive-in		Acres	1.38
Ceiling Height	9'	Zoning	CA
Exterior Construction	Wood Siding	Parking	On Site Plenty
Roof	Newer	State Route / Distance To...	5/10 to I-84
Date Built	2012	TAXES	
UTILITIES		Assessment	
	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Sale	\$89,000.00
		Current Lease Terms	\$1,976/mo + utilities + tax %
		thru 12/31/27	+ 25% plow

Prime Features

- ◆ **Fully Equipped Kitchen - Includes Newer Hood System, Grill Fryer & More**
- ◆ **Plug & Go Setup - Start Serving on Day One**
- ◆ **Compact & Efficient Layout - Perfect for Owner Operators & Food Entrepreneurs**
- ◆ **Great Opportunity for - Quick Service Restaurants, Take-out 7 Delivery Options, Ghost Kitchens or Food Startups, Expanding Brands Seeking a Low Cost Entry Point**
- ◆ **High Visibility Location with Excellent Signage Opportunities**
- ◆ **Heavy Traffic Counts - Surrounded by National Retailers, Local Businesses & residential neighborhoods**

Don't Miss Out on this Turnkey Food Service space in a Proven Location!!

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★★★★★ Commercial / Industrial

