

FOR SALE



*142 Grand Street
Waterbury, CT 06702*



**Business for Sale
Grand Street Tavern
3,000 +/- S/F
Restaurant & Bar**

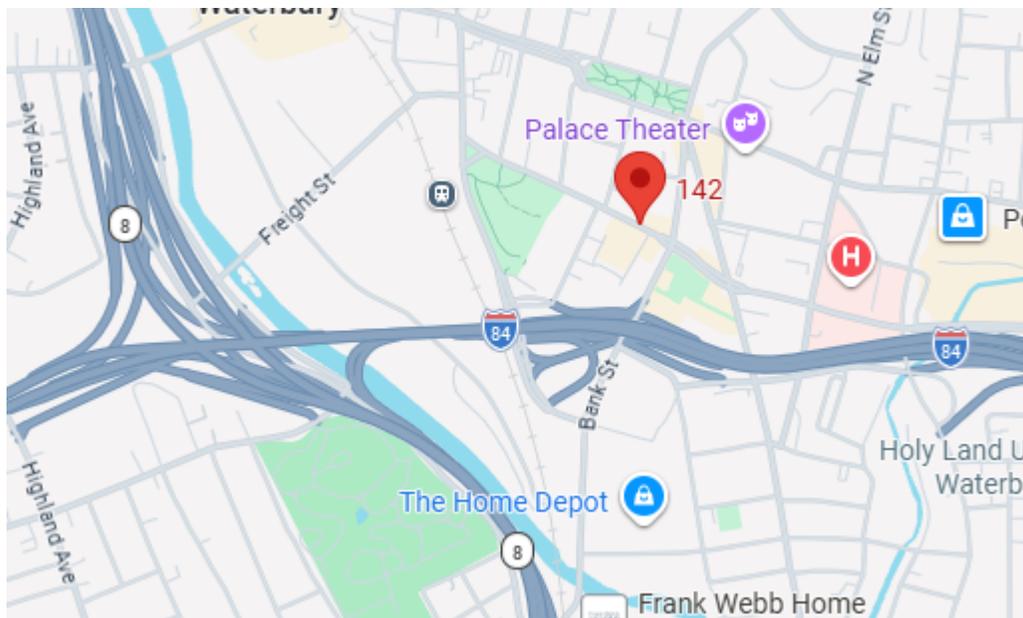
**High Traffic Area with a Vibrant, Built-In Crowd
Turnkey Bar & Fully Equipped Kitchen
Established Operation with Strong Presence**

Asking \$299,500.00

All Equipment Included - Long Term Lease Available

PROPERTY DATA FORM

PROPERTY ADDRESS		142 Grand Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	3,000 +/-	Type of Heat	
		OTHER	
		Acres	.05
		Zoning	CBD
Exterior Construction	Brick / Solid	Parking	Street
Ceiling Height	10'	State Route / Distance To...	184 / RT 8
Roof	Flat - Asphalt	TAXES	
Date Built	1900	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Yes	TERMS	
Electrical	Eversource	Sale: Business & Equipment	\$299,500.00
		(Lease \$3,000 monthly)	



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Godin Property Brokers LLC

★★★★ Commercial / Industrial

