

FOR SALE

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850 Straits Turnpike, Suite 204



**Long Standing Niche Business For Sale
Pottery, Ceramics & Glass Studio
Great for Birthday Parties, Summer Camps
& Adult Evenings**

**Includes Inventory, Proprietary
Information, Website, Furniture & Fixtures**

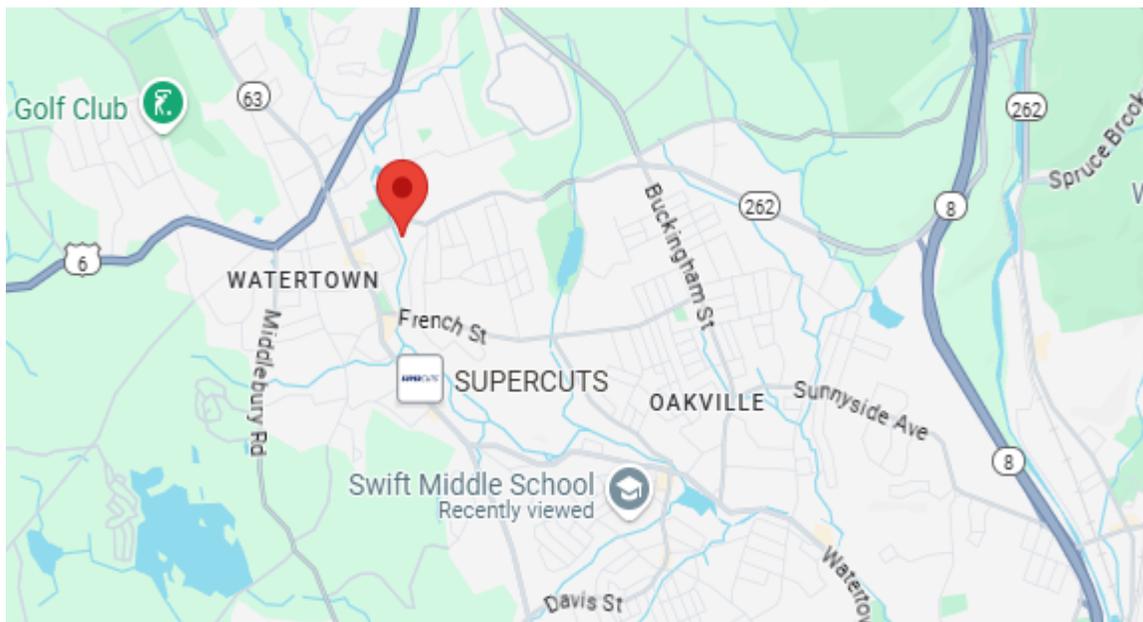
Asking \$59,000.00

**27 Siemon Company Dr.
Suite 105W
Watertown, CT 06795**



PROPERTY DATA FORM

PROPERTY ADDRESS		27 Siemon Company Drive, Suite 105W	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,601 +/-	Air Conditioning	Central 100%
Number of floors	1	Sprinkler / Type	Yes /Wet
Avail S/F	2,601 +/-	Type of Heat	Gas - FA
Will subdivide to	800 S/F		
		OTHER	
		Acres	9.08
Ext. Construction	Brick	Zoning	IG20F
Ceiling Height	10'	Parking	Plenty on Site/Street
Roof	Flat	State Route / Distance To...	1.5 mi to RT 8
Date Built	1900		
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Appraisal	
Gas	EverSource	Mill Rate	
Electrical	480/220/110	Taxes	
		TERMS	
		Sale (Business)	\$59,000.00
		Lease rate :	Full Gross \$3,251.25 monthly



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