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FOR SALE



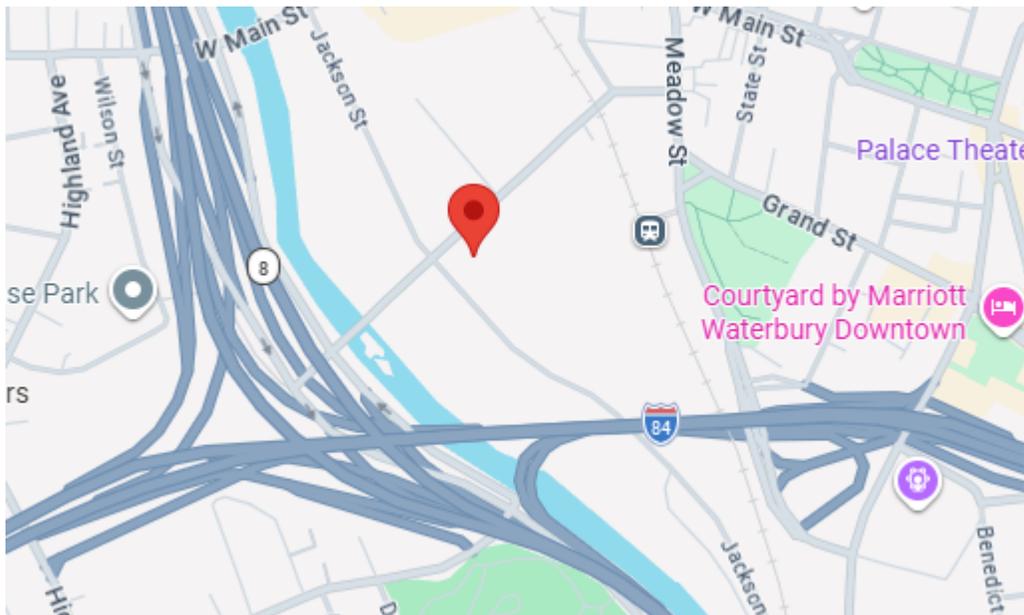
*175 Freight Street
Waterbury, CT 06702*

**Established Bar Business with 2,500 +/- S/F
Two Decades of Successful Operation
Turnkey Opportunity- Small Hood Included
Plenty of Parking & Convenient Location**

Offered at \$100,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		175 Freight Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,500 +/-	Air Conditioning	Units
Number of floors		Sprinkler / Type	
Avail S/F	2,500 +/-	Type of Heat	Gas
		OTHER	
		Acres	2.39
Ext. Construction	Concrete Block	Zoning	CBD
Ceiling Height	10'-14'	Parking	Plenty on Site
Roof		State Route / Distance To...	RT 8 Immediate Access
Date Built	1951	TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Sale Business & Furnishings	\$100,000.00
		Lease	\$1,800/mo NNN + Utilities
UTILITIES			
Sewer	City		
Water	City		
Gas	Yes		
Electrical	Eversource		



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**Potential to Expand the Business
Large Open Separate Room Ideal for Hosting Events**

