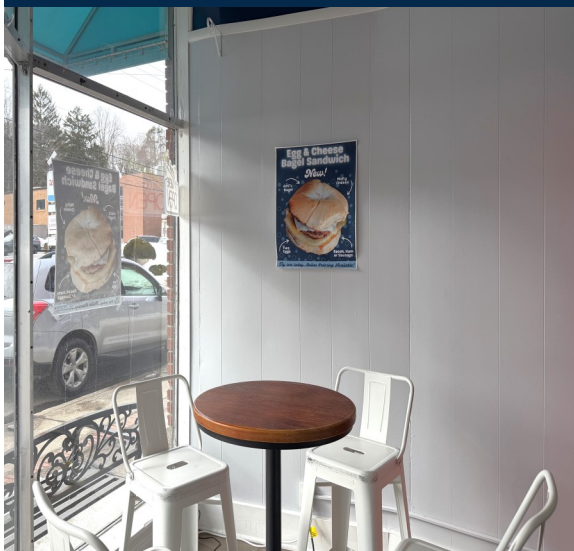


# FOR SALE



**659 Main Street  
Watertown, CT 06795**



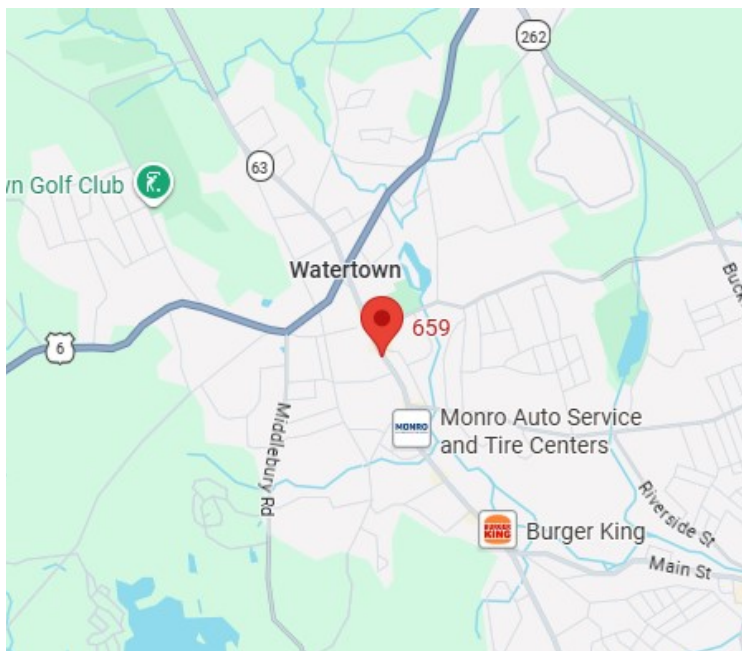
**Turnkey Bagel & Sandwich Shop**  
**This Business Offers a Fully Built-Out,  
Ready-to-Operate Space for an Owner-Operator or  
Entrepreneur Looking to Step into a Clean, Modern  
Set-up with Strong Growth Potential**  
**>Equipped Kitchen & Fixtures Included**  
**>Prime Main Street Location with High Visibility**  
**>Opportunity to Expand Marketing, Catering,  
Delivery & Menu Offerings**

~~Offered at \$55,000.00~~  
**PRICE DROP!! \$49,000.00**

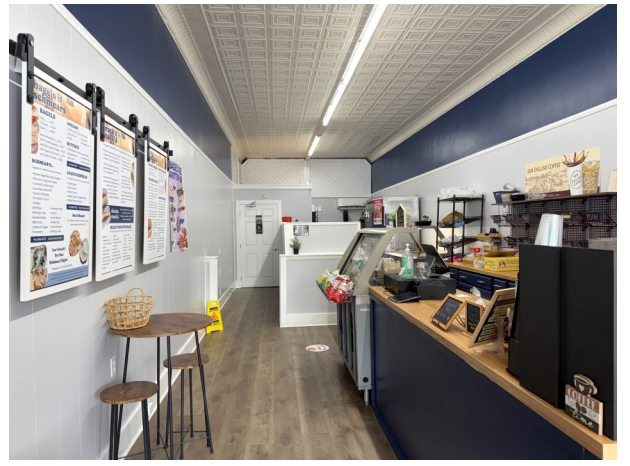
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	<b>659 Main Street</b>
<b>CITY, STATE</b>	<b>Watertown, CT 06795</b>

<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	600 +/-	Air Conditioning	Split
Number of floors	1	Sprinkler / Type	
Avail S/F	600 +/-	Type of Heat	Electric
		<b>OTHER</b>	
		Acres	.11
		Zoning	BC
		Parking	On Street Parking
		Interstate Distance	
		<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		<b>TERMS</b>	
		Sale	\$49,000.00
		Current Lease	\$1,060.00 Monthly
<b>UTILITIES</b>		<b>Buyer/ Tenant to Verify</b>	
Sewer	City		
Water	City		
Gas	Yes		
Electrical	Eversource		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



**Equipment:**

**Conveyor Toaster**

**48" Display Prep Table/Refrigerated Cooler**

**Mini Refrigerator**

**POS System (square if needed)**

**60" Display Prep Table/Refrigerated Cooler**

**Double Door Refrigerator**

**Microwave**

**Electric Cheese Melter**

**Warming Food Holder**

**10qt Mixer**

**Undercounter Ice Machine**