

BUSINESS FOR SALE



**1051 Wolcott Street
Waterbury, CT 06705**

**Turnkey Restaurant Business
Currently Operating as Shah's Halal Food
Located on Busy Wolcott Street (RT 69)
Highly Visible Site - High Traffic Counts**

2,110 +/- S/F

**Strong, Assumable Lease Term in Place
Full Commercial Kitchen Equipment in Place
-Hood, Sinks, Refrigeration & More-
Ready for Your Business!!**

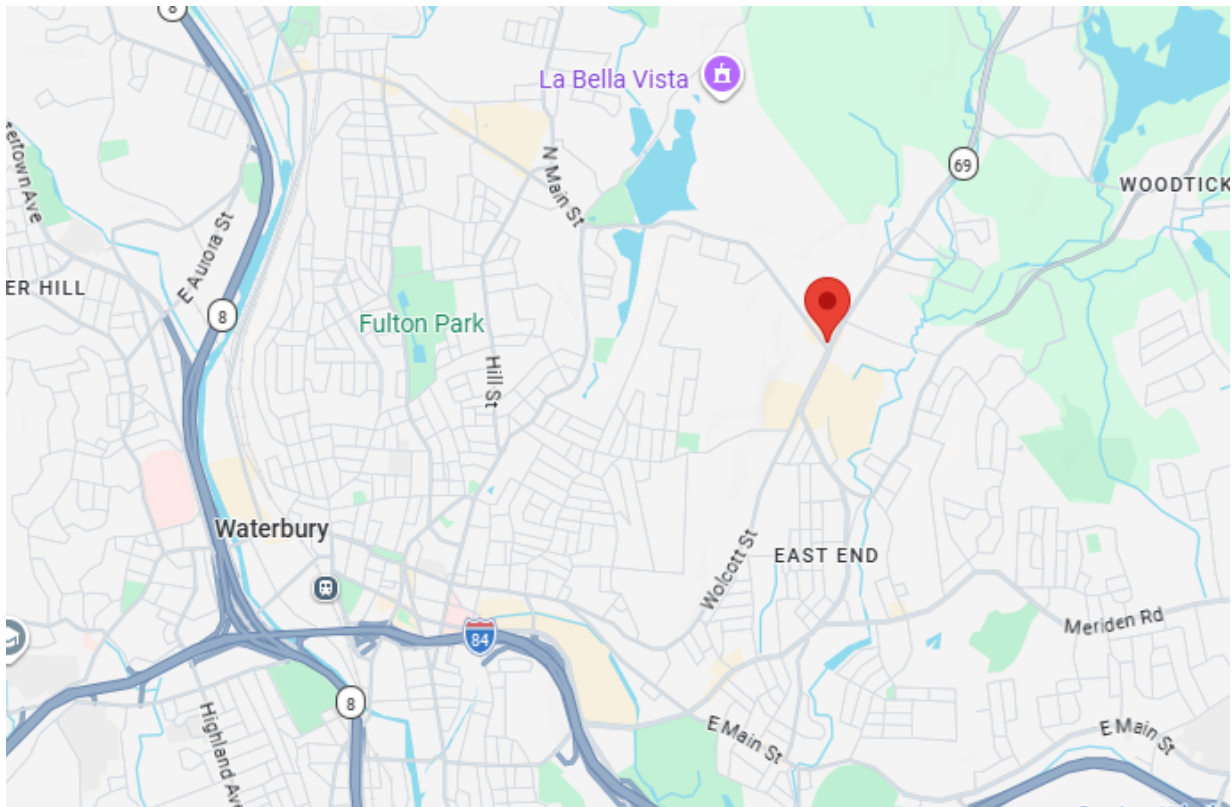
Asking \$150,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS	1051 Wolcott Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,110 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	2,110 +/-	Type of Heat	Warm & Cool Air
Ceiling Height	9'		
Roof	Rubber	OTHER	
Ext. Construction	Concrete	Zoning	CA
Date Built	1990	Parking	Plenty on Site
Restaurant Build-Out	2025	State Route / Distance To...	RT 69 - 2.5 mi to I-84
		Acres	.49
UTILITIES			
Sewer	City		
Water	City	TERMS	
Gas/Oil	Gas	Sale - Business Only	\$150,000.00
Electrical		Real Estate Not Included	Lease Available



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 List

Commercial Type 1 Exhaust Hood

**Prep, Hand-Wash &
3-Compartment Sinks**

Walk-in and/or Reach-in Refrigeration

Griddle/Flattop

Fryolators

Rice Cooker/Warmer

Additional FF&E - Full Equipment List Available Upon Request

