

BUSINESS FOR SALE

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**544 Straits Turnpike
Watertown, CT 06795**

**Dollar ETC Balloons & Party Goods
Successful 20+ Year Business
\$50,000 + of Inventory
Located in Visible Pioneer Plaza
Sale Price: \$39,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS 544 Straits Turnpike

CITY, STATE Watertown, CT 06795

BUILDING INFO

Total S/F 1,500 +/-
 Number of floors 1
 Avail S/F 1,500 +/-
 Ext. Construction Brick Masonry
 Ceiling Height
 Roof Tar and Gravel
 Date Built 1985

MECHANICAL EQUIP.

Air Conditioning Central
 Sprinkler / Type
 Type of Heat FHA
 Acres 3.28
 Zoning
 Parking Ample
 State Route / Distance To... Route 8/ I-84

OTHER

TAXES

Assessment
 Appraised
 Mill Rate 30.04
 Taxes

UTILITIES

Tenant/Buyer to Verify

Sewer City
 Water City
 Gas/Oil Gas
 Electrical 200 Amps

TERMS

Sale \$39,000.00
 Lease \$1,750/mo + NNN
 RE Tax CAM \$425
 OPEX \$675



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