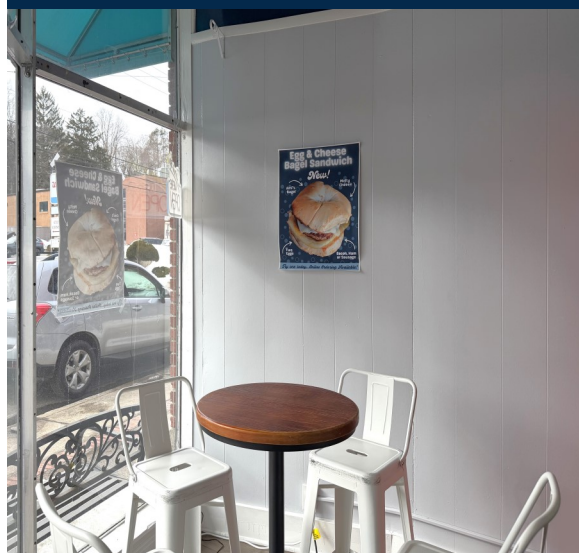


FOR SALE

CONTACT: Mary Buckley
E-mail: Mbuckley.gpb@gmail.com
850 Straits Tpk, Suite 204
Middlebury, CT 06762
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



**659 Main Street
Watertown, CT 06795**

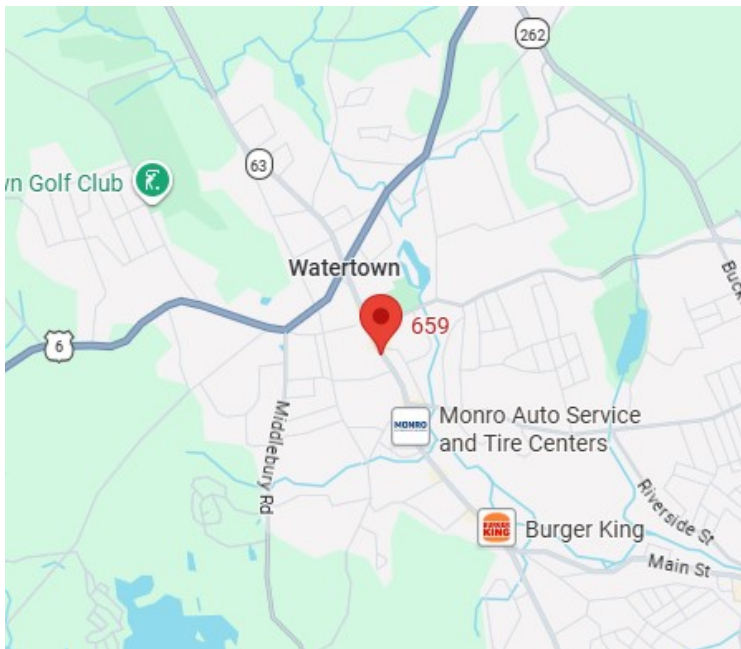


Turnkey Bagel & Sandwich Shop
**This Business Offers a Fully Built-Out,
Ready-to-Operate Space for an Owner-Operator or
Entrepreneur Looking to Step into a Clean, Modern
Set-up with Strong Growth Potential**
>Equipped Kitchen & Fixtures Included
>Prime Main Street Location with High Visibility
**>Opportunity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

~~Offered at \$55,000.00~~
PRICE DROP!! \$30,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		659 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	600 +/-	Air Conditioning	Split
Number of floors	1	Sprinkler / Type	
Avail S/F	600 +/-	Type of Heat	Electric
		OTHER	
		Acres	.11
		Zoning	BC
		Parking	On Street Parking
Ext. Construction		Interstate Distance	
Ceiling Height	8'-10'	TAXES	
Roof	Asphalt	Assessment	
Date Built	1930	Appraisal	
UTILITIES	Buyer/ Tenant to Verify	Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	Yes	Sale \$30,000.00	
Electrical	Eversource	Current Lease \$1,060.00 Monthly	



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