Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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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 $90,000.00**~~

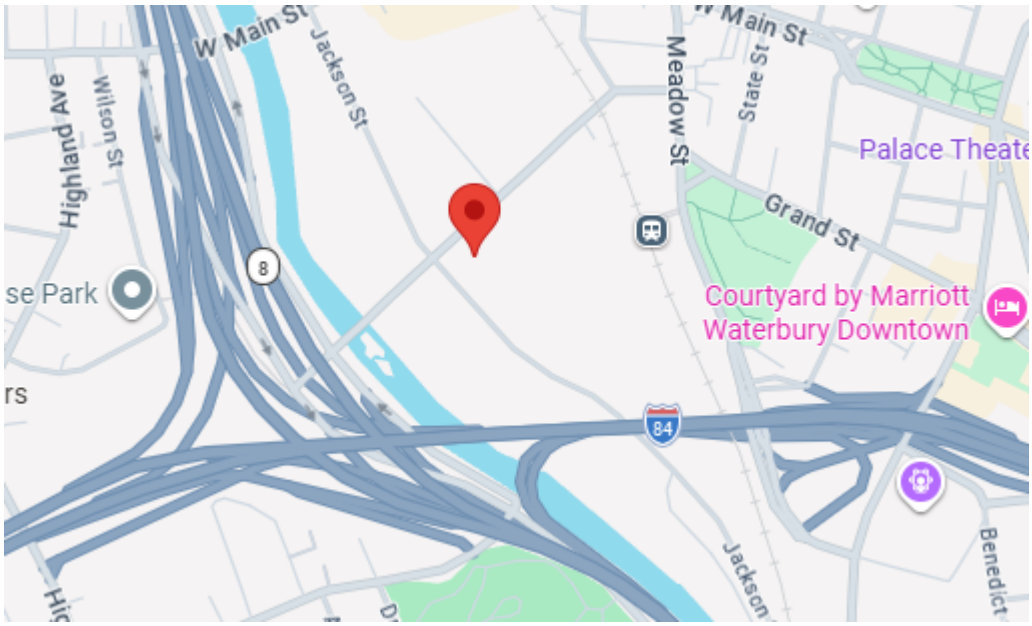
PRICE REDUCED!!!! $60,000.00

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.

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	
UTILITIES		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Yes	**TERMS**	
Electrical	Eversource	Sale Business & Furnishings	$60,000.00
		Lease	$1,800/mo NNN + Utilities



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