

FOR SALE OR LEASE

MATTHEWS COMMERCIAL PROPERTIES

1700 Watertown Ave., Waterbury CT



- **Freestanding Outfitted Restaurant**
- **Possible Conversion to Medical Office, or Retail**
- **Possible to Lease Smaller Spaces of 1,500 SF+/- or Larger**
- **6,330 SF+/-**
- **3 Miles to I-84**
- **Formerly Vasi's Restaurant**
- **Great Parking**
- **All Equipment to Remain**
- **Two Full Bars with Dining Room and Banquet Facility**
- **Traffic Count 15,700 vehicles per day**
- **Lease Rate of \$16.95 PSF plus Nets of \$6.50 PSF**
- **Sales Price \$945,000.00**

Contact:

GERRY MATTHEWS

Office: 203-753-5800

matthewscre@gmail.com

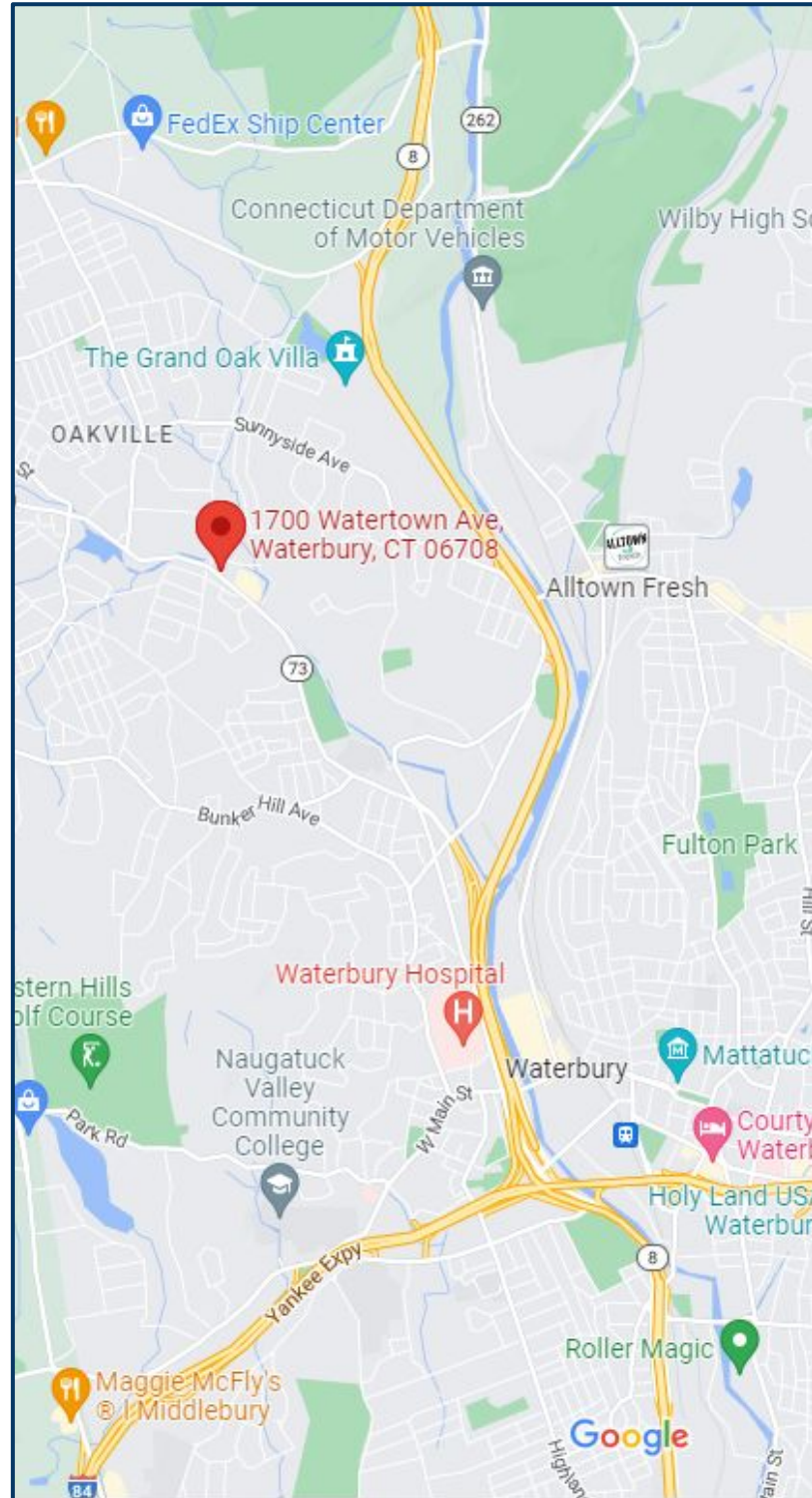
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Total SF Available	6,330
Exterior Construction	Wood Siding
Interior Construction	Finished
Roof	Asphalt
Year Built	1960
Ceiling Height	Varies
Property Use	Restaurant
Zoning	CA
Parking	Excellent
Acres	1.8
Fuel	Gas
Heating	Complete HVAC
Electric	Eversource
Gas	Eversource
Sewer	City
Water	City
Taxes	\$32,415.00
Distance to I-84	3 Miles



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819 Straits Tpke, Suite 3B

Middlebury, CT 06762

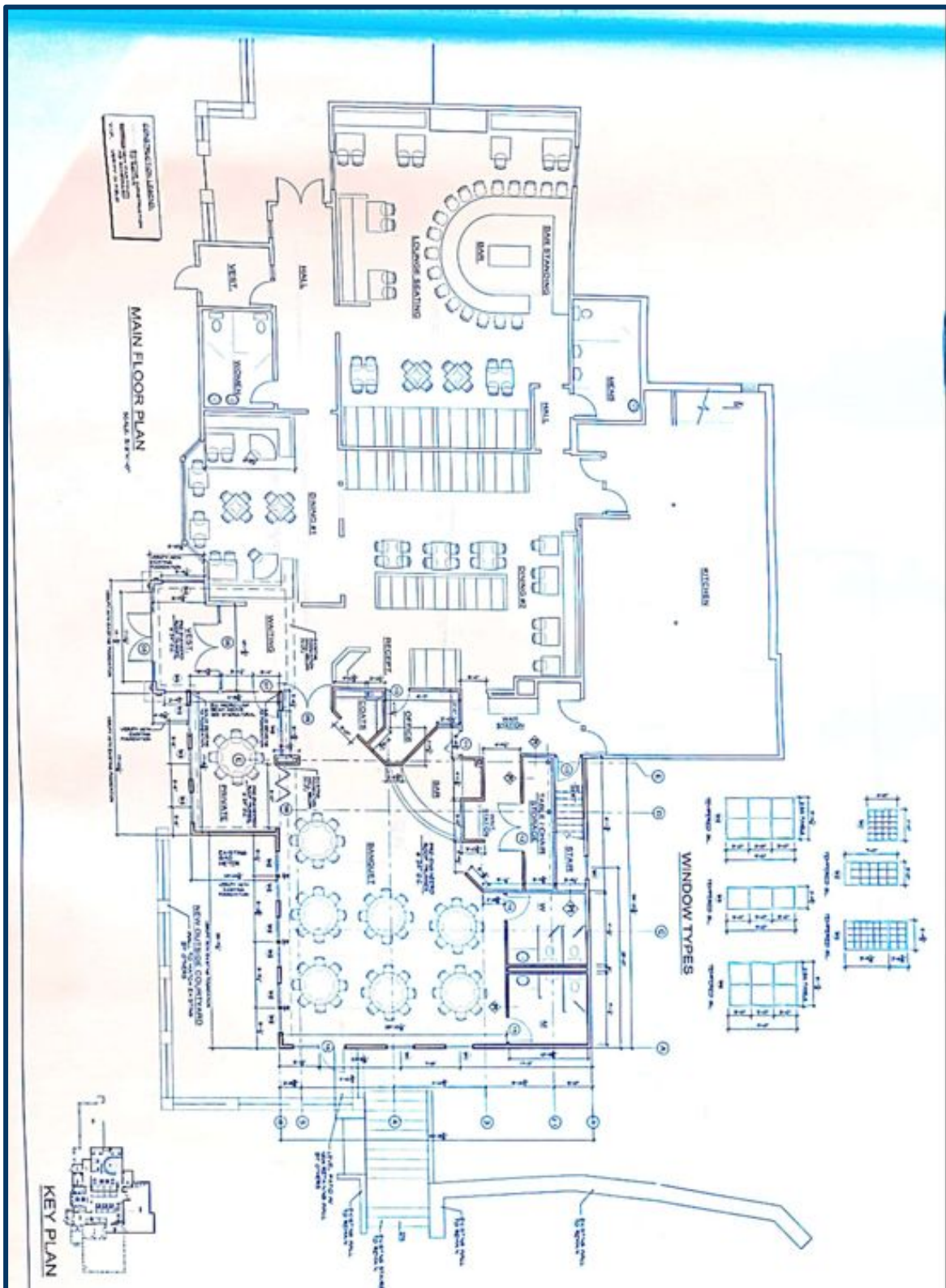
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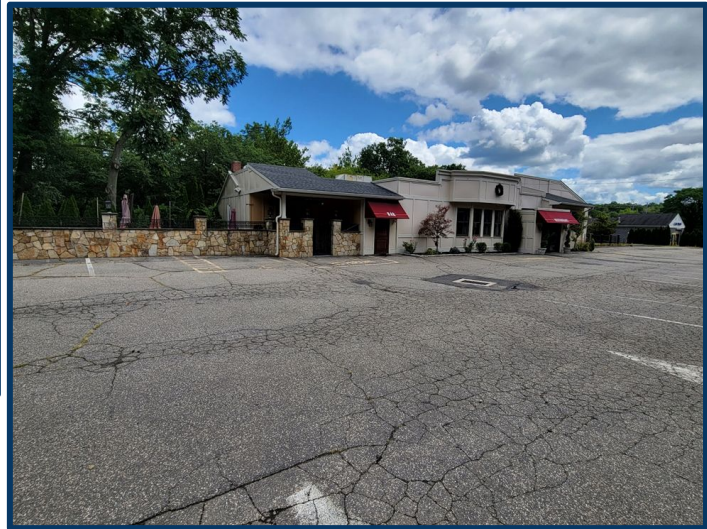
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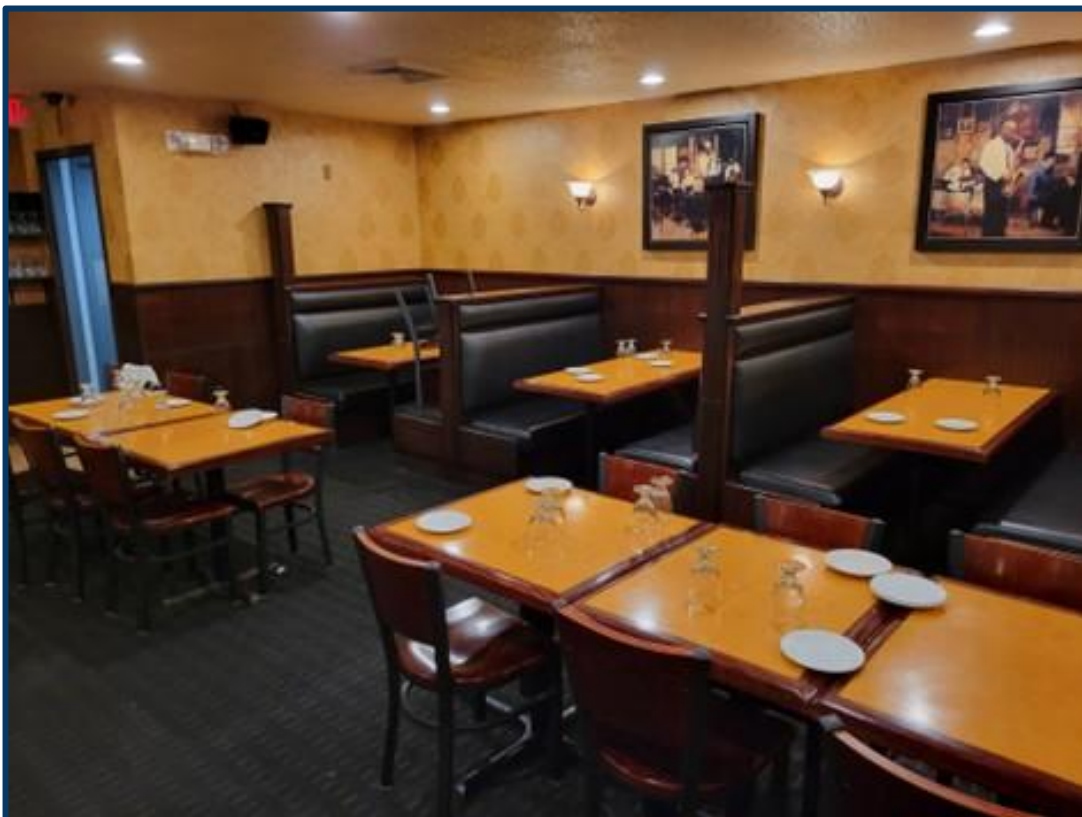
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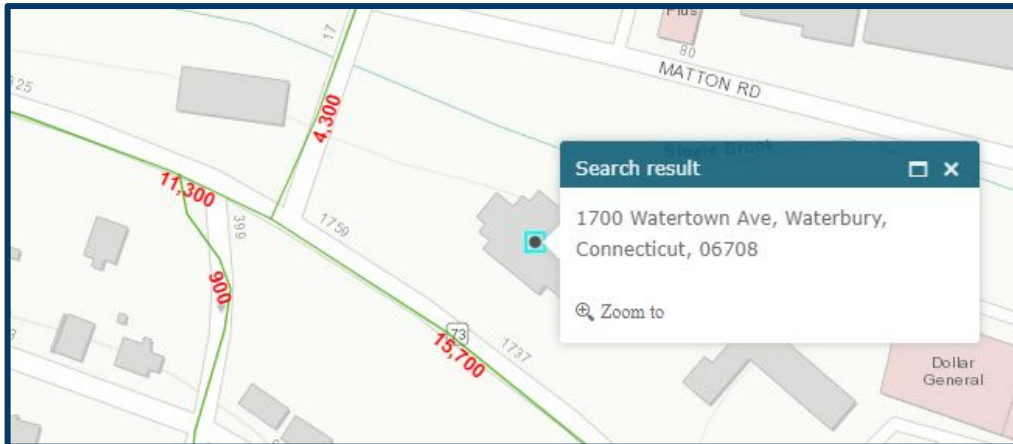
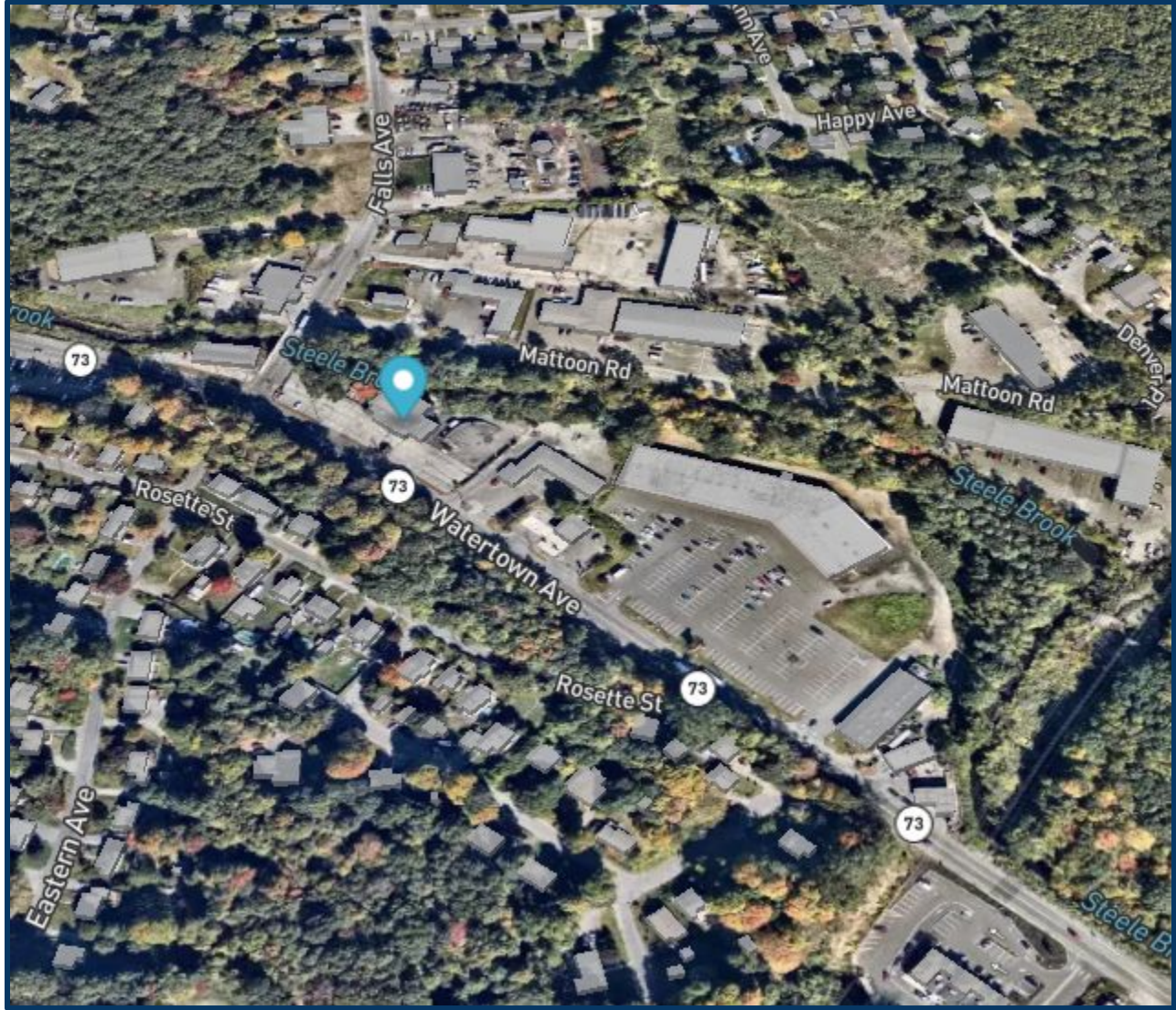
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