

**FOR SALE/LEASE**

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Phone: 203-577-2277 Fax: 203-577-2100



**99 Turner Ave  
Torrington, CT 06790**

**Investors or Owner Users  
Immaculate Sports Bar/ Restaurant  
Renovated Inside and Out 2019  
Includes Real Estate, Business and All Inventory and  
Fixtures  
Great Neighborhood Spot With 2 Rented Apartments  
Asking: \$460,000.00  
Lease: \$3,5000.00 Gross + Utilities**



# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		99 Turner Ave	
<b>CITY, STATE</b>		Torrington, CT 06790	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,235	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,235	Type of Heat	Forced hot air/ Gas
Office space		<b>OTHER</b>	
Ext. Construction	Masonry & Wood Frame	Acres	.14
Ceiling Height		Zoning	Mixed Use/ Apartment/ Retail
Roof	Flat Rubber	Parking	Ample
Date Built	1920	State Route / Distance To...	
Totally Redone	2019	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$102,990.00
Sewer	City	Appraisal	\$147,132.00
Water	City	Mill Rate	46.17
Gas	EverSource	Taxes	\$4,755.04
Electrical		<b>TERMS</b>	
		Sale	\$460,000.00
		Lease	\$3,500 Gross + Utilities

**Apartment 1 & 2 - \$650 Per Month**  
**Restaurant - \$3,500.00 Per Month**  
**(Potential)**



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