

250-260 WILLIMANTIC RD., CHAPLIN, CT

Real Estate with Business For Sale



FOR SALE: \$1,200,000

Great cash flow from this property with a Restaurant (open for breakfast and lunch) and multiple month to month rental cabins as well as a single family house. Seller retiring, so come pick up where they have left off and continue to grow operations and increase revenues. This is a true 11.83% Cap at asking price.



- ⇒ 2 Buildings: 1,340 SF & 2,200 SF
- ⇒ 7 Bungalow houses ranging from 192 SF to 544 SF
- ⇒ Acres: 7.7
- ⇒ Restaurant business included in sale
- ⇒ Heating: Gas/hot air & Oil/hot water
- ⇒ Public Water & Septic
- ⇒ Frontage: 450 Ft.
- ⇒ Zone: B - Business
- ⇒ Taxes: \$15,958
- ⇒ Traffic Count: 13,800

Demographics	1 MILE	3 MILES	5 MILES
Total Population	511	6,105	32,450
Total Households	205	2,564	11,708
Average Household Income	\$77,430	\$77,789	\$67,836

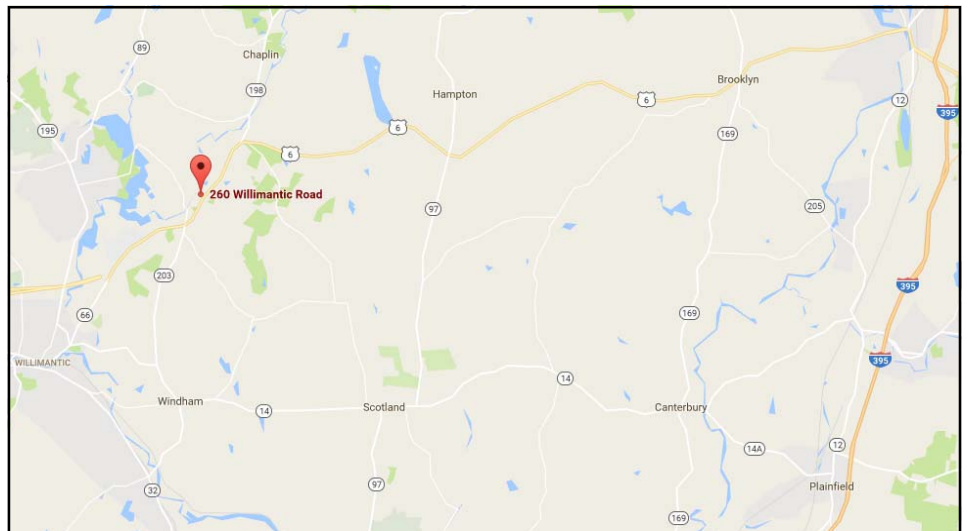
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