

FOR SALE

REAL ESTATE + PROFITABLE BUSINESS

MAD RIVER *Creamery & Deli*











605 Wolcott Rd • Wolcott, CT 06716

TOTAL FOR BOTH:

\$869,000

REAL ESTATE ASKING PRICE: **\$649,500**
BUSINESS ASKING PRICE: **\$219,500**
LEASE W/ OPTION AVAILABLE

PROPERTY FEATURES

-  Parking: 30
-  Inside Seating: 30
-  Outside Seating: 35
-  Property Taxes: \$9,676/Year
-  Furnishings & Equipment: \$125,000 (Included)
-  Inventory: \$15,000 (Sold at Wholesale)
-  Years in Business: 4
-  Gross SQFT 3,123.
-  Lot Size: 0.86
-  City Water & Sewer

HIGHLIGHTS

-  Liquor License Available
-  Walk-Out Basement with Generator
-  Natural Gas
-  2 Dry Storage Areas
-  Walk-In Cooler
-  18 Foot Hood w/ Auto Fire Protection



RICK ZIFF

AGNELLI REAL ESTATE / ACTION BUSINESS BROKERAGE

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