

~ FOR SALE ~

**LAUNDROMAT BUSINESS AND REAL ESTATE**



**TOWER REALTY CORP.**



**38 Bridge Street,  
New Milford, CT**

**Sale Price: \$749,000 REDUCED**

The property currently has two long time tenants, Primo Deli (+/- 1,700 sf) and Super Saver Laundromat (+/- 3,700 sf). The laundromat business and equipment are included in the purchase price. The laundromat has been on site since 1993. The laundromat's gross income is approximately \$200,000 per year. The laundromat has 30 new washers and has a completely remodeled interior. \*Seller financing possible.

Size:	+/- 5,405 Sq. Ft.
Land:	+/- 0.26 Acres
Zoning:	B1
Traffic Count:	16,324 Vehicles Daily (2018)
Parking:	+/- 12 Spaces with Additional Shared Parking with Hotel and Public Parking Across the Street
Heating:	Oil Heat
Cooling:	Central A/C
Utilities:	City Water and Sewer
Rental Income:	
Deli:	\$21,903 NNN Yearly
Laundromat:	\$60,000 Gross + Util. Yearly



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax**

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## ADDITIONAL PHOTOS

38 BRIDGE STREET,  
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## ***LAUNDROMAT EQUIPMENT LIST***

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### Washers

- Wascomat - 18 lb - 10
- Wascomat - 30 lb - 14
- Wascomat - 62 lb - 6

### Propane Dryers

- Huesbch JT0270, 25 single pocket
- Huesbch JTO300, 3 stack dryers, 6 pockets

### Misc. Items

- 16 folding tables
- Laundry Carts
- 12 Column Soap Machine
- 2 VTM's
- 1 Diamond Center (Credit/Debit Machine)
- 2 TV's

### **\*\* Upgrades in February 2017**

- Installed 20 new washers and card system,
- Upgraded outdoor and window signage and lighting.



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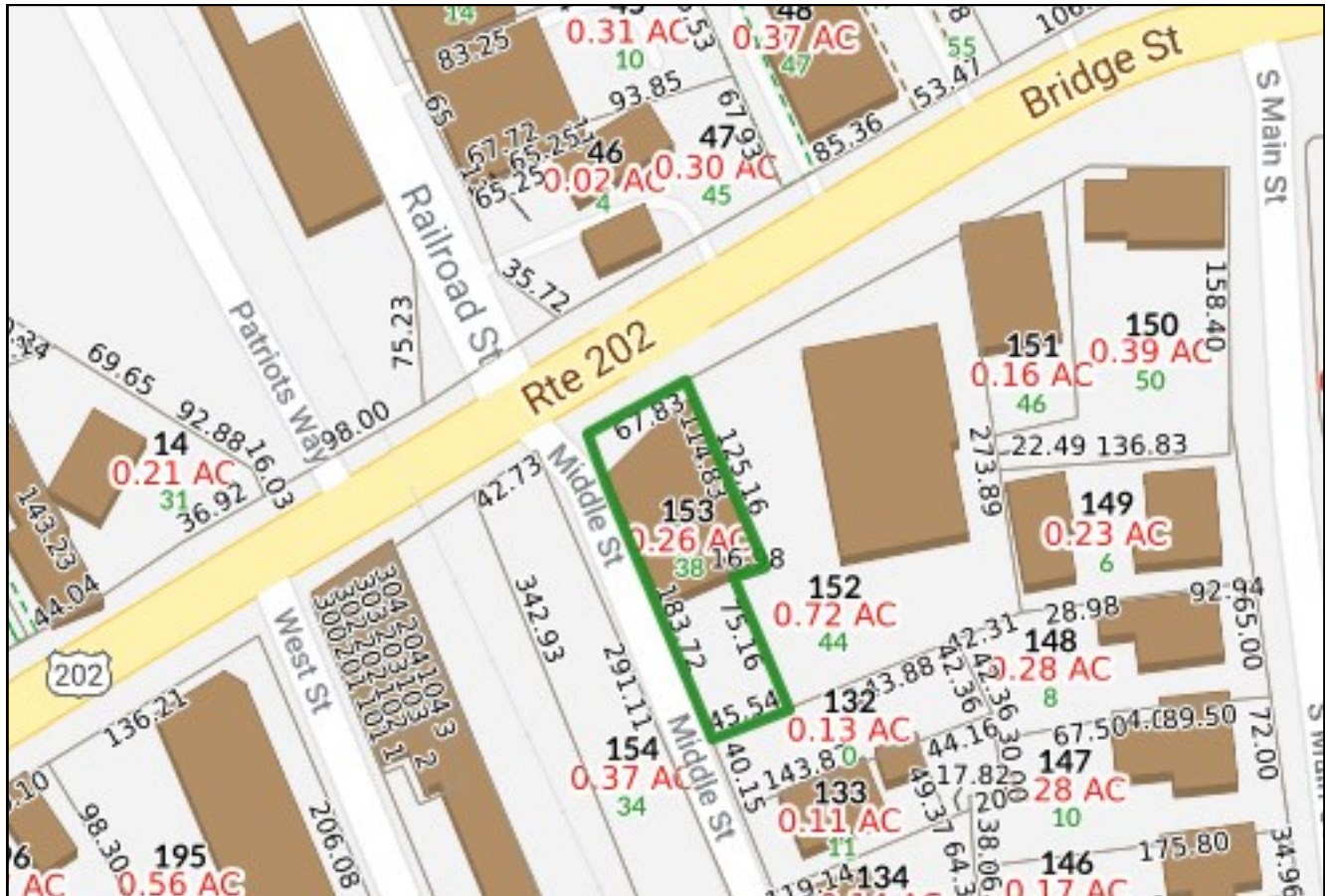


## GIS MAP

38 BRIDGE STREET,  
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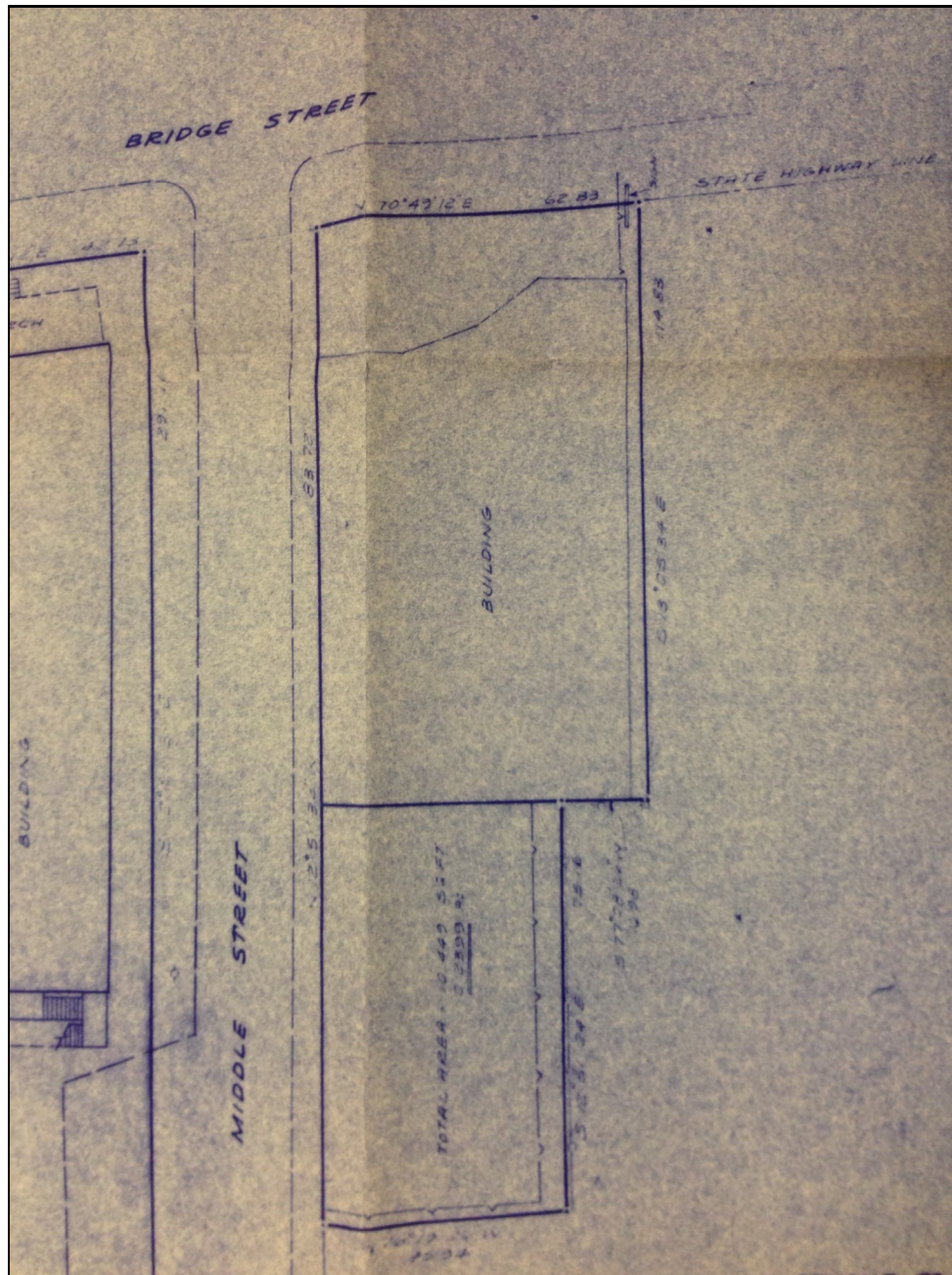
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## SITE PLAN

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## LOCATION MAP

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