

~ FOR SALE ~



TOWER REALTY CORP.

**LAUNDROMAT BUSINESS AND REAL ESTATE**



**38 Bridge Street,  
New Milford, CT  
Sale Price: \$975,000**

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



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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**

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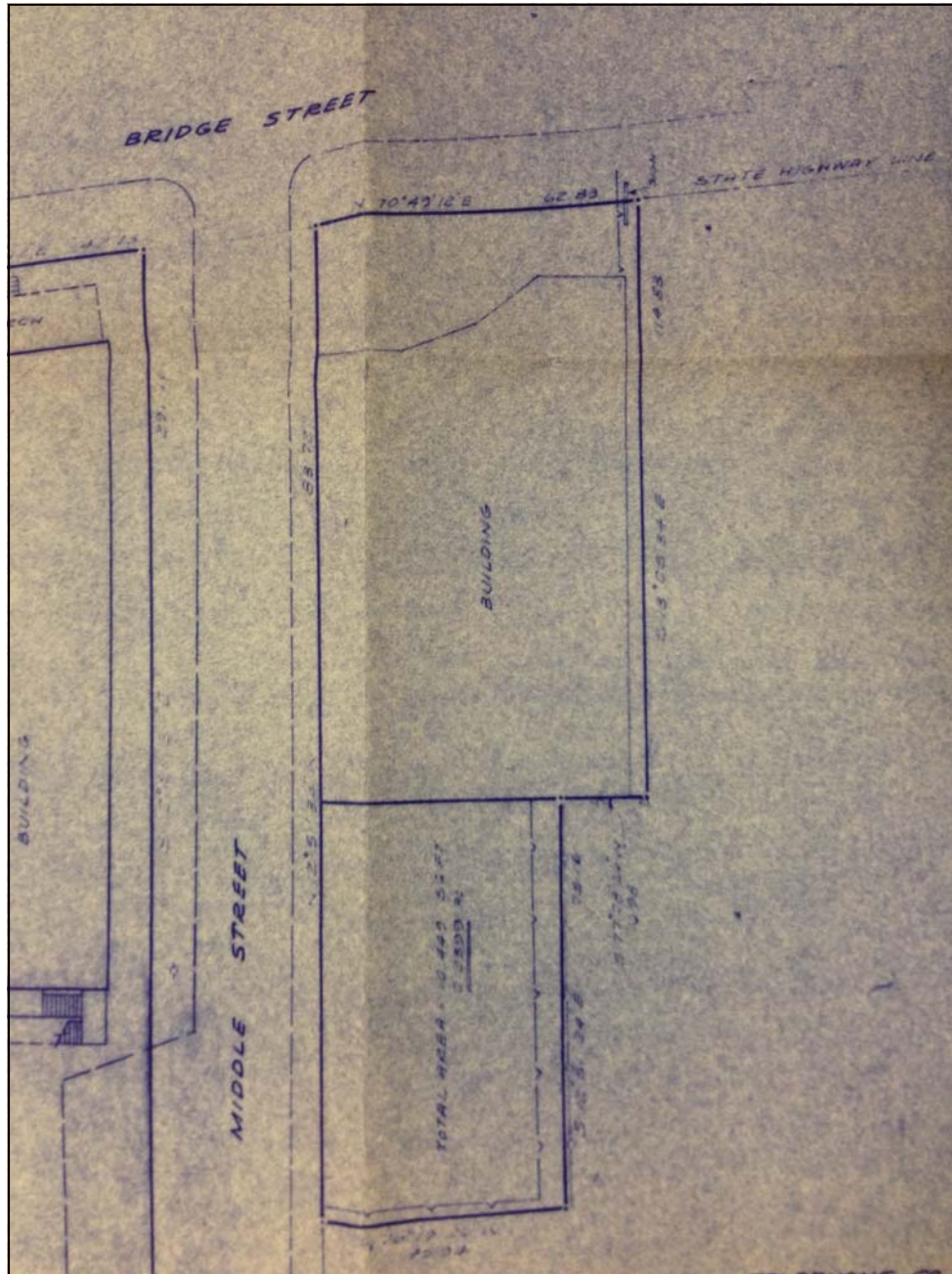
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**SITE PLAN**

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## LOCATION MAP

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