

~ FOR SALE ~

**FREESTANDING RESTAURANT, FOUR APARTMENTS AND
RETAIL BUILDING WITH DRIVE-THRU**



**41-45 Grassy Plain Street,
Bethel, CT**

Sale Price: \$1,350,000

Two buildings on .60 of an acre in booming downtown Bethel. Building one has a fully renovated 2,700 sq ft fully equipped restaurant with 4 one bedroom apartments. Building two is a 1,100 Sq. Ft. retail building on a corner with a drive-thru.

Size Building 1:	+/- 5,775 Sq. Ft.
Building 2:	+/- 1,102 Sq. Ft.
Layout:	Full Kitchen, Bar and Dining Room
Zone:	C (Retail/Office)
Year Built:	1930/1971
Year Renovated:	2010
Seating:	+/- 250
Traffic Count:	+/- 15,400 Vehicles Daily (2013)
Heat:	Gas
Cooling:	Central A/C
Utilities:	City Water, Sewer and Gas
Land:	.60 Acres



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~ BUILDING TWO~

41-45 GRASSY PLAIN STREET,
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~ *ADDITIONAL PHOTOS* ~

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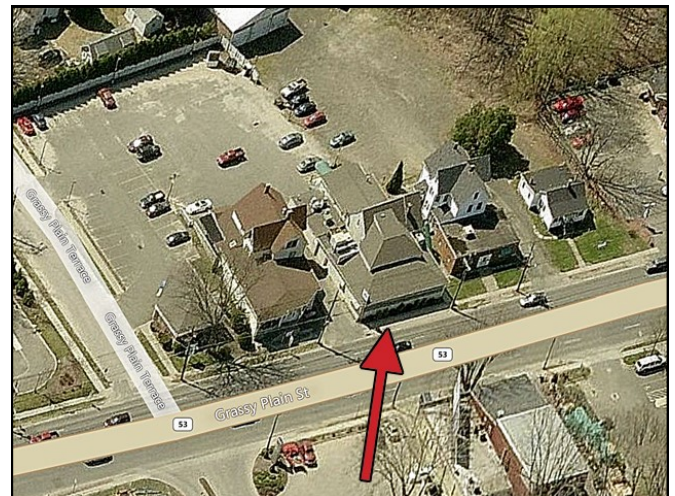


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~ LOCATION MAP ~

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