TOWER REALTY CORPORATION

OWNER USER OR INVESTMENT PROPERTY ***FOR SALE***

109 BLACK ROCK TURNPIKE

REDDING, CT 06896

JOE DIMYAN
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PROPERTY DESCRIPTION

Opportunity of a lifetime to own and operate a turn key catering facility/ restaurant that has been completely remodeled from the ground up! Immaculate maintained grounds, +/- 288 seats, outside patio, bar and outside cocktail area for events. Single family and multi family home generating extra income.

PROPERTY HIGHLIGHTS

- Building One: Single Family Home +/- 1,553 SF
- Building Two: Two Family Home +/- 2,282 SF
- Building Three: Fully Equipped Restaurant/ Catering Venue +/- 6,830 SF

OFFERING SUMMARY	
Sale Price:	$3,200,000
Total Size:	10,665 SF
Acres:	+/- 3.73

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	253	2,379	9,660
Total Population	604	6,057	24,925
Average HH Income	$205,127	$189,842	$179,102

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PROPERTY HIGHLIGHTS

- Building One: Single Family Home
- Building Two: Two Family Home
- Building Three: Fully Equipped Restaurant/ Catering Venue
- Two Walk In Coolers/ Freezers
- Pizza Oven
- 12 Taps
- +/- 288 Seats
- Roof, Electrical, Plumbing, Heating, A/C done in 2012
- Propane Heat
- Central A/C
- +/- 54 Parking Spaces
- R-2 Zone
- Totaling 10,665 Sq Ft
- +/- 3.73 Acres
- Taxes +/- 33,000 Per Year
- Insurance +/- $12,000 Per Year
- Current Rent Roll $82,800 Gross With Restaurant Vacant

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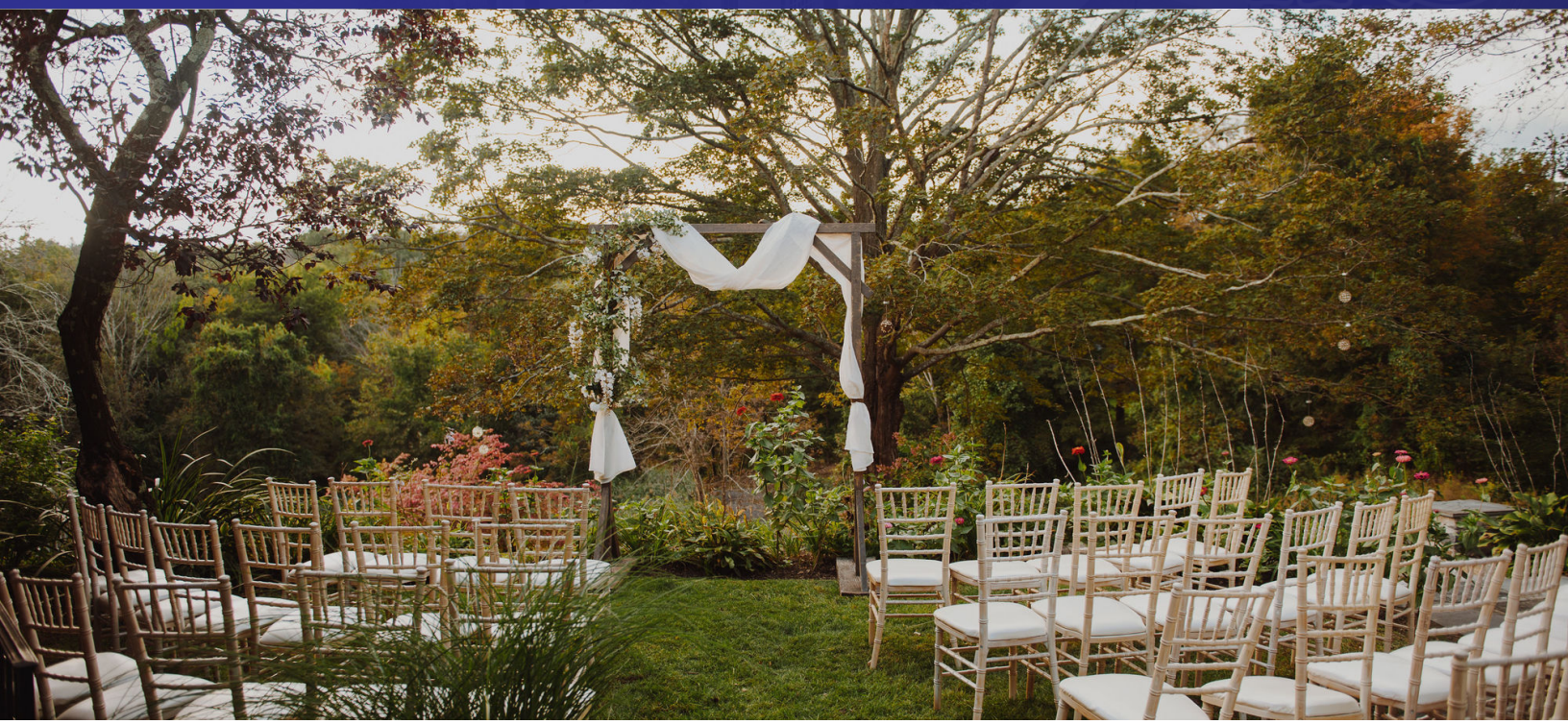

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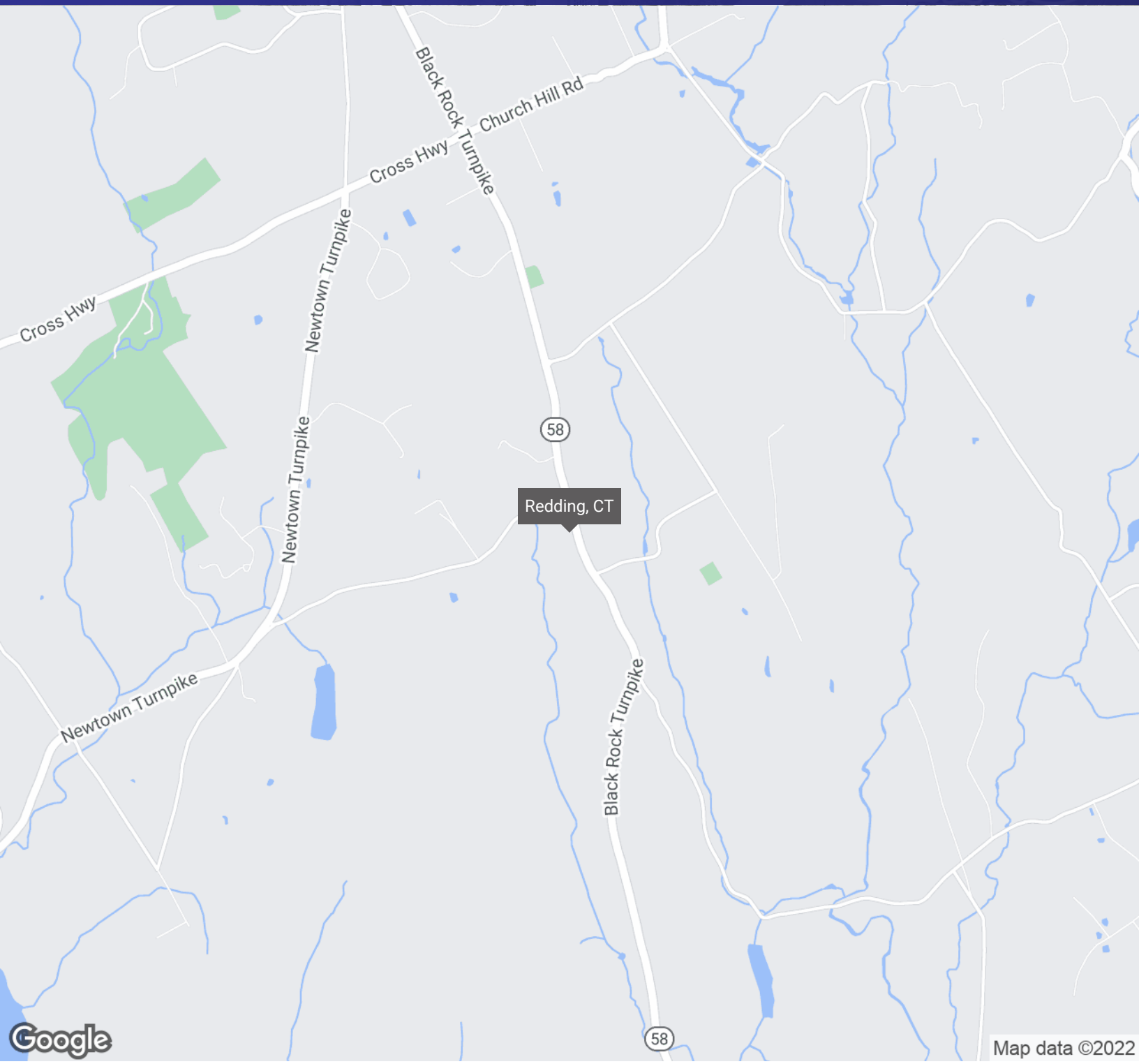

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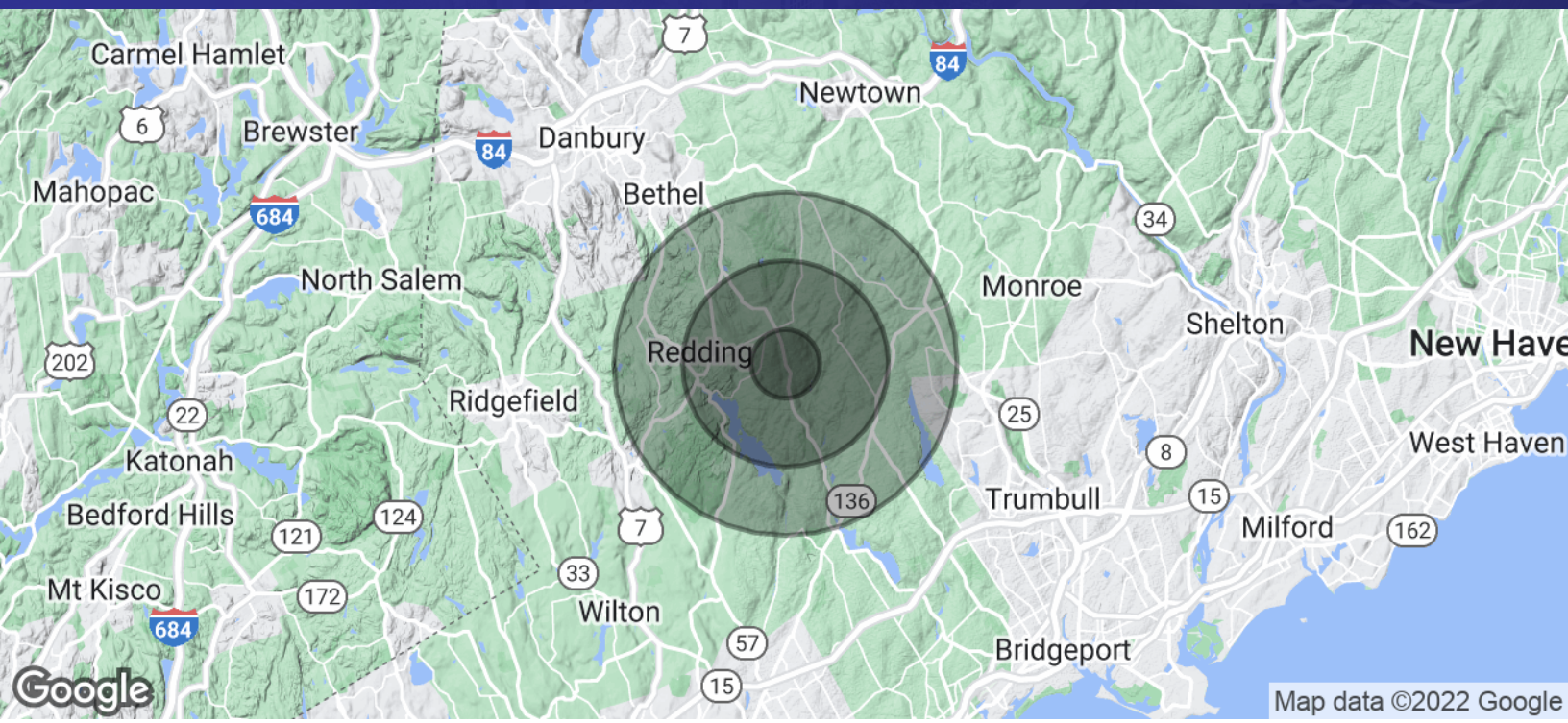

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	604	6,057	24,925
Average Age	52.3	47.6	47.5
Average Age (Male)	49.8	46.6	46.2
Average Age (Female)	53.5	48.7	48.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	253	2,379	9,660
# of Persons per HH	2.4	2.5	2.6
Average HH Income	$205,127	$189,842	$179,102
Average House Value	$612,456	$608,948	$578,402

** Demographic data derived from 2020 ACS - US Census*

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