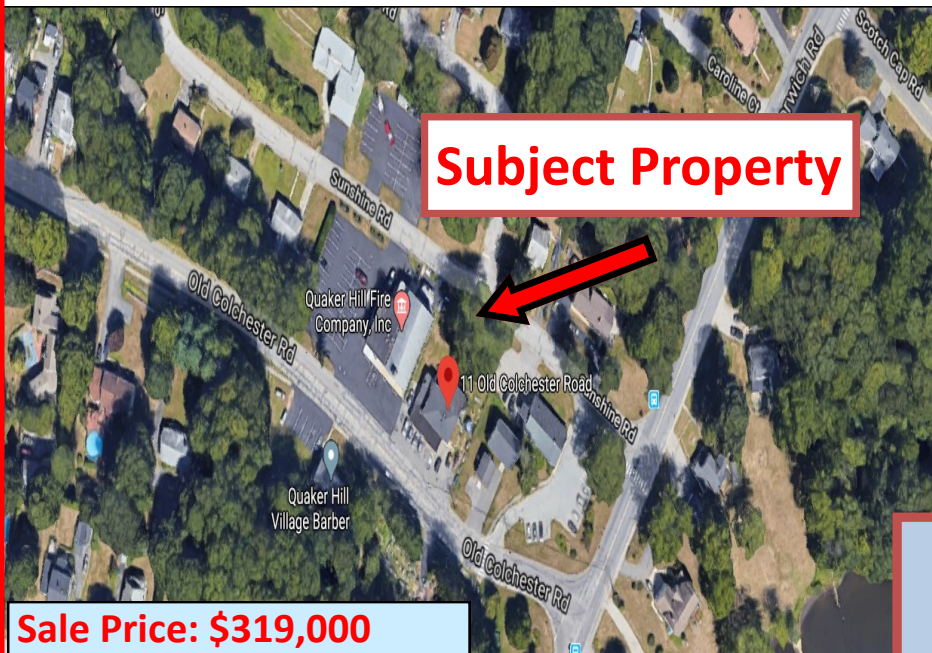


Real Estate with Pizzeria Equipment & Apartment Rental Income

11 Old Colchester Road, Quaker Hill, CT



Subject Property



Sale Price: \$319,000

- 4,605 SF Total
- 2,840 SF Restaurant
- 0.22 Acres
- New Build-out- Covid closure
- 56 seats-includes 8 seat bar
- Previous Beer/Wine Liquor License
- Apt Rentals: 3 Tenant- 2nd floor 1765sf
- Apt Income: \$31,200/year Gross
- Zone NB, Mixed Use Comm
- Recent build-out/renovation & upgraded 3 meter electric, heating, plumbing
- City Water & Sewer
- Brick 1st floor, Wood 2nd
- I&E upon request

ASSETS ALSO FOR
SALE SEPARATELY
FAVORABLE LEASE
CALL FOR BROCHURE

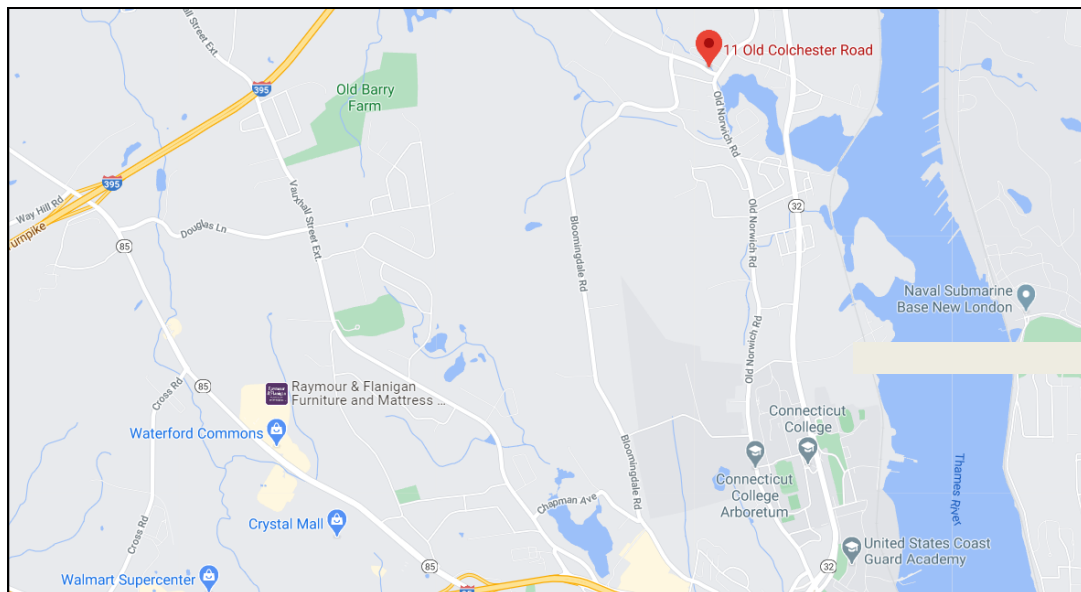


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GERI JACOBSON

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Westbrook, CT 06498
860-887-5000 x10 Office
860-982-9296 Cell
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Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,981	24,700	69,299
Total Households	806	7,815	25,975
Average Household Income	\$103,339	\$85,410	\$75,553

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.