

FOR SALE

REAL ESTATE + PROFITABLE BUSINESS

MAD RIVER *Creamery & Deli*

605 Wolcott Rd • Wolcott, CT



TOTAL PACKAGE

Real Estate: \$649,500

Business: \$219,500

\$869,000

* LEASE W/ OPTION AVAILABLE*

PROPERTY OVERVIEW

- ✓ 3,123 Sq Ft
- ✓ Lot Size: 0.86 Acres
- ✓ City Water & Sewer
- ✓ Parking: 30 Spaces
- ✓ Inside Seating: 20
- ✓ Outside Seating: 35

- ✓ Property Taxes: \$9,676 / Year
- ✓ FF&E: \$125,000 (Included)
- ✓ Inventory: \$15,000 (Sold at Wholesale)
- ✓ Years in Business: 4

HIGHLIGHTS

- ✓ Liquor License Available
- ✓ Walk-Out Basement w/Generator
- ✓ Natural Gas
- ✓ Two Dry Storage Areas
- ✓ Walk-in Cooler
- ✓ 18 Foot Hood w/Auto Fire Protection



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