

# SALE

## BUILDING FOR SALE - WINSTED, CT

17 Rowley Street Winchester, CT 06098



### PROPERTY DESCRIPTION

This building is rock solid and recently renovated with new siding and awnings. The restaurant space is nicely appointed in antique furnishings and pictures that show the history of the building and town. On the second floor you will find a wide open, underutilized space that a new owner could easily convert into two apartments to add an additional revenue stream. The parking lot is paved and lined for users' convenience. Property only for sale for \$699,000. Property and Business for sale for \$849,999. Possible uses are apartments, mixed use, antique shop, artist's gallery, hair salon, wine bar, etc.

A piece of history does not become available to often and the opportunity is there for a new owner to continue the rich tradition that occurs nightly here. Bring your ideas, most of the hard work is done. Possible owner financing is available for qualified individuals.

### PROPERTY HIGHLIGHTS

- Recently renovated, move-in ready
- Turnkey restaurant with historic character
- 2nd floor conversion potential for two apartments
- \$699k property only / \$849,999 with business
- Owner financing available

### OFFERING SUMMARY

Sale Price:	\$699,000
Sale Price w/ Business:	\$849,999
Lot Size:	0.68 Acres
Building Size:	3,928 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,979	8,001	29,414
Total Population	10,550	18,023	69,470
Average HH Income	\$88,587	\$103,828	\$111,843

**Mario Longobucco**  
(860) 307-5945



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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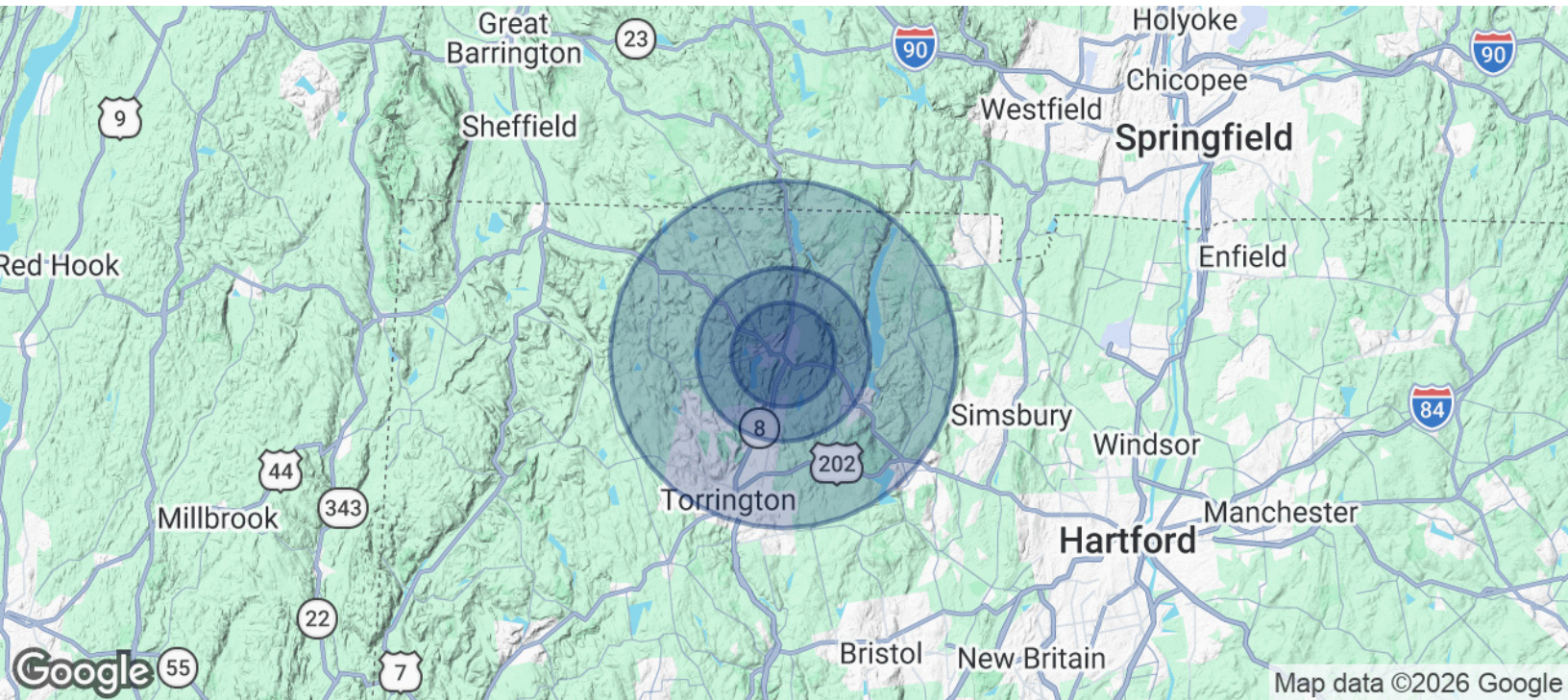
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,550	18,023	69,470
Average Age	51.2	48.5	45.2
Average Age (Male)	51.4	48.6	43.7
Average Age (Female)	51.7	49.7	46.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,979	8,001	29,414
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$88,587	\$103,828	\$111,843
Average House Value	\$262,317	\$281,624	\$284,923

2023 American Community Survey (ACS)

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**MARIO LONGOBUCCO**

Senior Advisor

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Direct: **(860) 307-5945**

### PROFESSIONAL BACKGROUND

Mario Longobucco joined Coldwell Banker Commercial Real Estate in 2006 as a Sales Associate handling all segments of commercial sales and leasing in Litchfield and Hartford County and beyond. Mario specializes in all facets of commercial real estate, bringing with him a knowledge that only a lifelong resident of the area can possess. He acts as the exclusive leasing agent nationwide for Wayback Burgers, as well as a number of nationally known franchises throughout the country and is a member of CBC national brokerage team. Mario brings a diversified background as a former small business owner and as a former construction project manager. These experiences allow Mario to bring a unique and all-encompassing approach to commercial real estate and has earned him the Robert Goodfellow Award as the company's top earner eight times since 2012. Mario has been named to CBC's top 50 and top 100 brokers nationwide on multiple occasions.

Mario resides in Torrington with his wife Diane and is the father of daughter Alyssa and son Brett. He served as the head coach of the Torrington High School girls' soccer team for 15 seasons and has coached hundreds of youth, high school, and college players over the past 40 years. He has served as the co-chairman of the THS turf committee, overseeing a \$3,000,000 renovation of the high school athletic stadium in 2014. From 2021 to 2026 Mario has served as co-chairman of the \$180,000,000, 310,000 square foot new Torrington High School and Middle School project. In 2017, he was named President of the Torrington Varsity Alumni Club, which was founded in 1945 and works for the betterment of the athletes and athletic teams of Torrington High School. In 2025, Mario was inducted into the Torrington High School Hall of Fame. Additionally, he is a longtime member of the Elks club, the Northwest Chamber of Commerce, The CT Association of Realtors, National Association of Realtors, and ICSC.

**Coldwell Banker Commercial Realty - Danbury Team**

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