

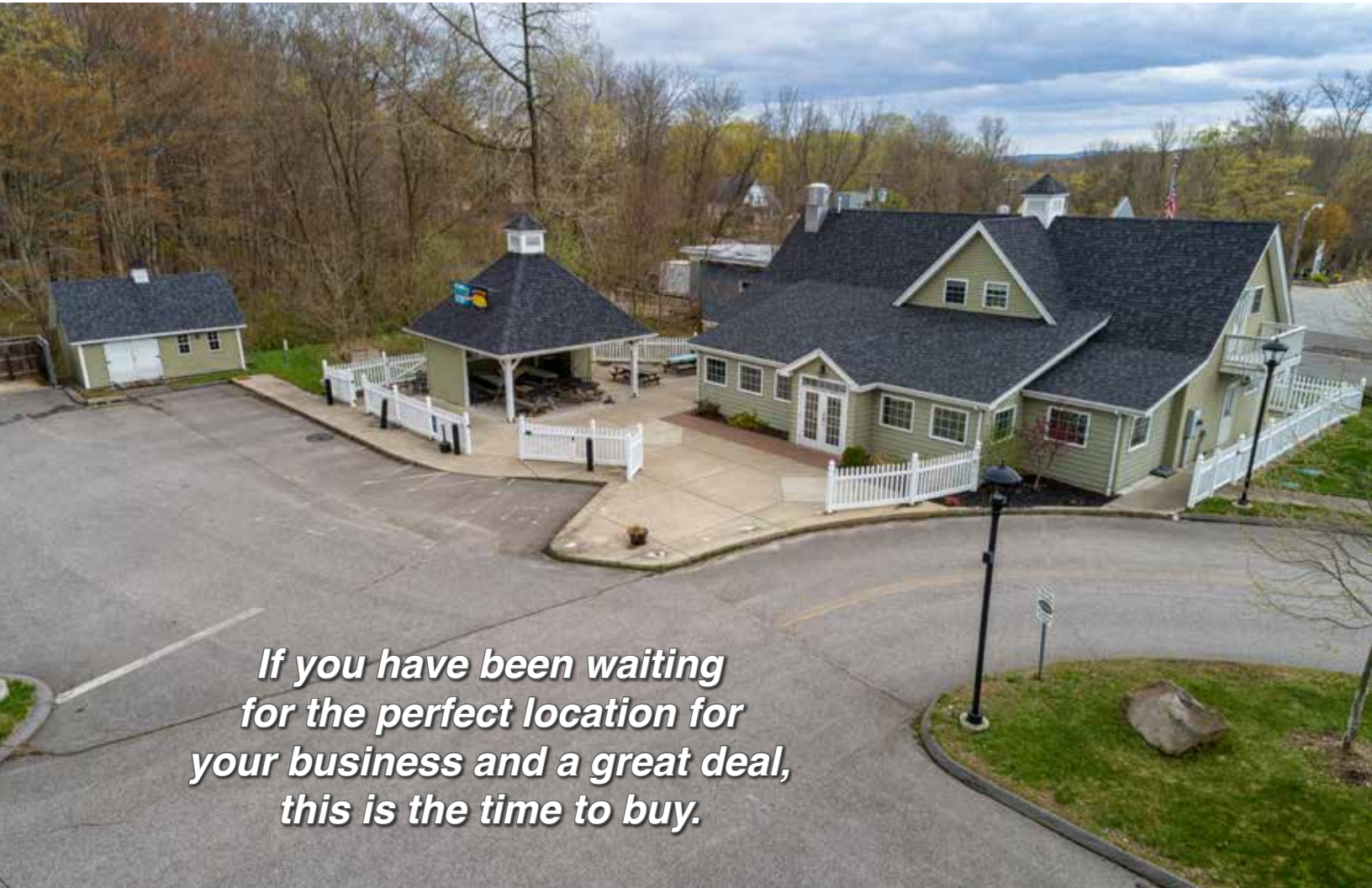


JUNE 13 • REAL ESTATE **AUCTION**

FREESTANDING COMMERCIAL • PROFESSIONAL • RESTAURANT



1384 Main Street (Highway 31), Coventry, Connecticut



*If you have been waiting
for the perfect location for
your business and a great deal,
this is the time to buy.*

1384 Main Street (Highway 31), Coventry, CT



This pristine building was fully remodeled in 2013 as a functional restaurant. At the same time, it is a great location for many commercial and professional uses.

Formerly a turnkey grill/creamery featuring a stylish dining area and equipped kitchen. It is perfect for continued use as-is or repositioning restaurant, tavern, or converted into professional offices, or commercial uses demanding a highly visible location.

- Freestanding building
- Completely renovated in 2013
- Spacious 3,596 sf patio with lighted gazebo
- Finished 2nd level office or break room, balcony & storage
- Lighted parking for 50 cars
- GLA 8,258 SF on 3.2 Acres
- 4 miles to UCONN campus
- Excellent visibility and access
- Approval for car wash location
- Located near Wangumbaug Lake & Nathan Hale State Forest

FineAndCompany.com

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312.278.0600

On-Site Inspection:
10:00 AM - 12:00 PM
May 9, 13, 20 & June 3

Sealed Bid Deadline:
Sealed bids are due on or before 3:00 p.m. EDT,
June 13 and delivered to Michael A. Fine, CCIM,
CAI, AARE, Fine & Company LLC,
747 Lake Cook Rd., Suite 100W,
Deerfield, IL 60015

**Cashier's Check
Required to Bid:** \$15,000

Bidder's Information Packets:
A detailed bidder's information packet has been assembled and contains detailed information related to the properties, the auction, and the Terms of Sale. The cost of the Packet is for \$10.00 at info@FineAndCompany.com. The purchase of a Packet is required to participate in the auction.



Terms Of Sale:
This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets, and the Purchase and Sale Contract.

Buyer's Premium:
An eight percent (8%) Buyer's Premium will be added to the high bid price, per the Terms of Sale.

Broker Participation Invited:
A 2% referral fee, as stated in the Terms of Sale, will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, for details.

Disclaimer:
The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, COMMON AREA FEES, REAL ESTATE

TAXES ARE APPROXIMATE. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

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Michael Fine licensed Connecticut REB.0755028



PRIME BUSINESS LOCATION



Hwy 31, Coventry, Connecticut



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CURRENT LIST \$598,900 - BID YOUR PRICE!



PRIME FREESTANDING COMMERCIAL RESTAURANT OR ALTERNATIVE COMMERCIAL