

# PRIME INCOME PROPERTY

## 7.17± Acres on Busy Rt. 6

### 260 Willimantic Rd. (Rt. 6), Chaplin, CT

**Owner-Operated Turnkey Restaurant**  
**k/a "Pine Acres Restaurant"**

**1,340± sf. 3 BR, 1 BA Ranch**

**8 Detached Residential Rental Units**



BOUNDARIES  
APPROXIMATE  
© Google Earth

## Auction: Monday, November 2 at 11am On-site

**RE Tax Appraisal:** \$676,000

**Parcel ID:** 2-5

**Zoning:** B - Business, Corridor Overlay District

**Restaurant:** Built 1982. 90 patron capacity. Owner-operated for breakfast/lunch daily. Selling with all furniture, fixtures & equipment. 2,280± sf. GLA or 5,080± sf. GBA including 1,512± sf. unfinished basement with extra crawl space, 280± sf. deck, canopy & enclosed entry porch with access ramps. Ample parking.

**Property Tour: Monday, October 26 (11am-1pm)**

#### Terms of Sale:

10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Wednesday, November 4, 2020. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Selling subject to all existing residential tenancies. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Rentals:** (8) 192-826± sf. detached year-round residential units built in 1960

**Outbuildings:** 2,424± sf. coop & 576± sf. shed

**Utilities:** Private & private septic, propane  
**See Property Info. Package:** Licenses, financials, rentals, plans, title insurance, etc.

**Location:** Abuts State Park on Natchaug River, close to Windham Town Line

#### Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

#### Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

**Selling in the  
Entirety Only**

# JJManning

— AUCTIONEERS —

Property Info., Photos, Broker Reg. & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

## 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



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