

FOR SALE

572 Watertown Ave., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

**BIG FRANK'S BBQ GRILL - BUILDING / BUSINESS
and a 2nd INCOME PRODUCING PROPERTY -
ASKING \$1.7 MILLION**



PROPERTY FEATURES

Bldg 1 - BIG FRANK'S BBQ GRILL

- 2,132SF+/- ground floor restaurant and kitchen w/a 600SF+/- lower level / storage area and coolers
- This location has been serving some of the best BBQ in town for 27 years
- The business is well established and is ready for a new owner to take over and start their own legacy!
- Commercial Zoned - .9 acres at a corner with 2 curb cuts
- Traffic count of 10,000 vehicles per day
- Owner will train
- Gross sales average \$440,000.00
- Financials are available with a signed Non-Disclosure Agreement

GERRY D. MATTHEWS
203-758-5800
matthewscre@gmail.com

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BLDG #1 - BIG FRANK'S BBQ GRILL
Total Available SF 1st Floor 2,132 SF +/-
Total Available SF Lower Level 600SF +/-

BUILDING INFO	
Exterior Construction	Wood / Concrete
Interior	Finished
Year Built	1966
Zoning	C-A
MECHANICALS & UTILITIES	
Electric	Eversource
Sewer	City
Water	City
Air Conditioning	Central
Type of Heat	Gas

PROPERTY	
Distance to I-84 Distance to Rt 8	2 miles 1/4 mile
Acreage	.9+/- Acres
Taxes	\$25,764.00
Insurance	\$8,760.00
Snow & Grass	\$1,900.00
Sewer & Water	\$960.00
Average Gross Sales \$440,000.00	

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BIG FRANK'S EQUIPMENT LIST

2	Restaurant Chairs	1	27" Bain Marie (1 Door) - Replaced with New	2	3-Compartment Drawers
2	Children's High Chairs	1	2' SS Table	7	2'x2.5' Menu Boards
11	4-Seat Booths - Updated All	1	6' SS Table	1	5x2 Menu Board
2	6-Seat Booths - Updated All	1	2'x2' Prep Sink	13	Dunnage Racks
3	Trash Receptacle Consoles - Updated	1	4' SS Table	3	Table Umbrellas
1	Popcorn Machine	1	5' Reach-In Freezer - New	8	2x2 Patio Tables
1	6.5' SS Condiment Bar	1	Southern Pride Smoker - Updated	30	Patio chairs
1	2'x2' Table with 2 Chairs	3	50lb Fryolators - All 3 New	3	Neon Signs
10	High Stools	4	Drop-In Warmers - Replaced	2	25" Flat Screen Televisions
1	Stand Alone Menu Board	1	2-Pan Drop-In Warmer - Replaced	1	Blender
2	Micros Registers with 2 Monitors - Replaced with New Ones	1	2-Bulb Heat Lamp	1	Outside Trash Container
1	5' 2-Door Beer Cooler	1	6' S Table	1	Steamer (2024)
1	5' SS Table	2	3' Chargrills - Replaced with New	1	Flat Grill (2025)
1	3-Cup Holder	1	2.5' SS Table	1	Beer / Beverage Cooler (New 2023)
1	5' 2-Door SS Refrigerator	1	Doughpro Toaster		
1	5' SS Table with Backsplash	1	4' SS Table		
1	3-Bowl Coffee Machine	2	3' Heat Lamps		
1	Foot Pedal Hand Sink	1	5' 2-Door Bain Marie		
1	Fax Machine	1	8' SS Shelf		
1	5' SS Table	1	5' SS Shelf		
1	4-Burner Stove	1	4-Slice Toaster		
1	3-Compartment Sink with Drain Boards and Sprayer	1	2-Slice Toaster		
1	SS Meat Slicer - Replaced with New	2	8' Hoods with Makeup Air		
1	3' SS Table	8	Screens		
1	Ice Machine - Replaced with New (2024)	1	Ansul System for Hoods		
1	Radio Amplifier - New	3	Microwaves		
1	9x7 Walk-In Freezer - Updated in 2024	10	Shelving Units		
1	11x9 Walk-In Refrigerator - Updated in 2025	1	Small Hand Sink		
			Miscellaneous Pots, Pans and Utensils, etc.		

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BLDG #2 - 3,780 SF+/-

- Freestanding decorative block building designed for three individual units.
- Currently leased as an office use on a month-to-month basis
- Current income - \$5,000.00 Per Month/ \$60,000.00 Per Year
- \$15.87 PSF Gross - This is Under Market!

BUILDING INFO

Exterior Construction	Decorative Block
Interior	Finished Office / Retail
Year Built	1977
Roof (2 Years Old)	Rubber
Zoning	C-A

MECHANICALS & UTILITIES

Electric	Eversource
Heat	Gas
Sewer	City
Water	City
Air Conditioning	Central
Type of Heat	Gas

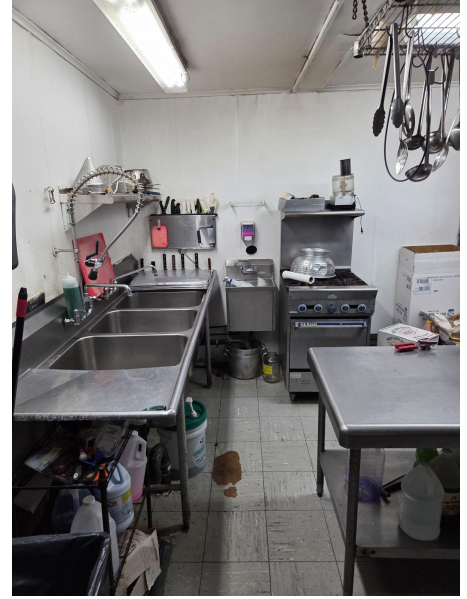
TERMS

Taxes	\$25,764.00
Insurance	\$8,760.00
Snow & Grass	\$1,900.00
Sewer & Water	\$960.00

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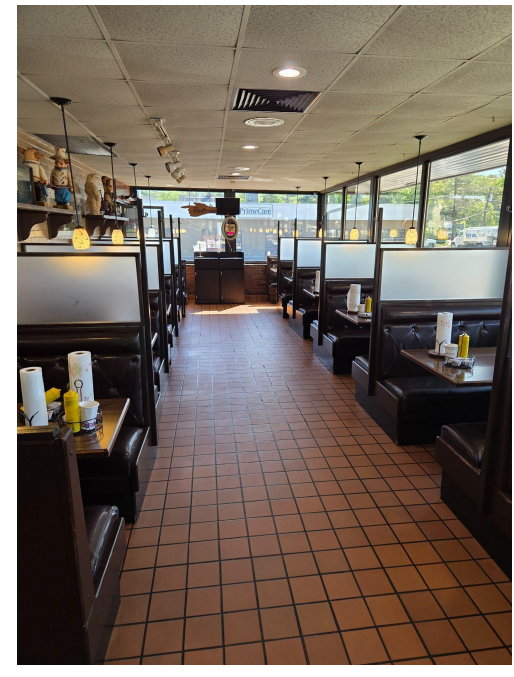
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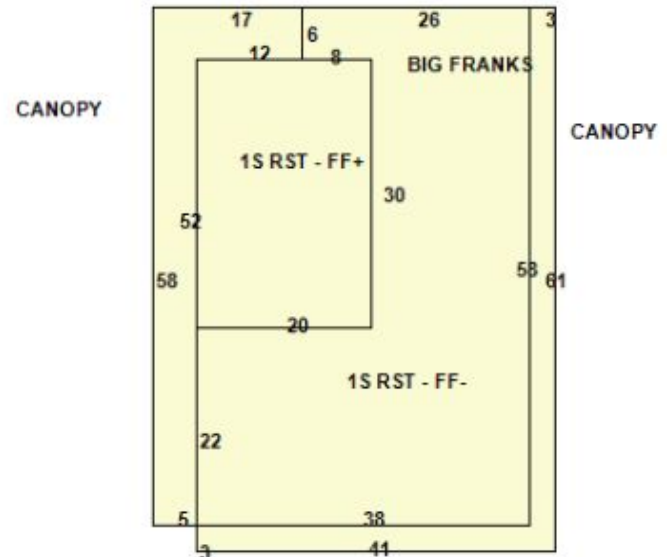
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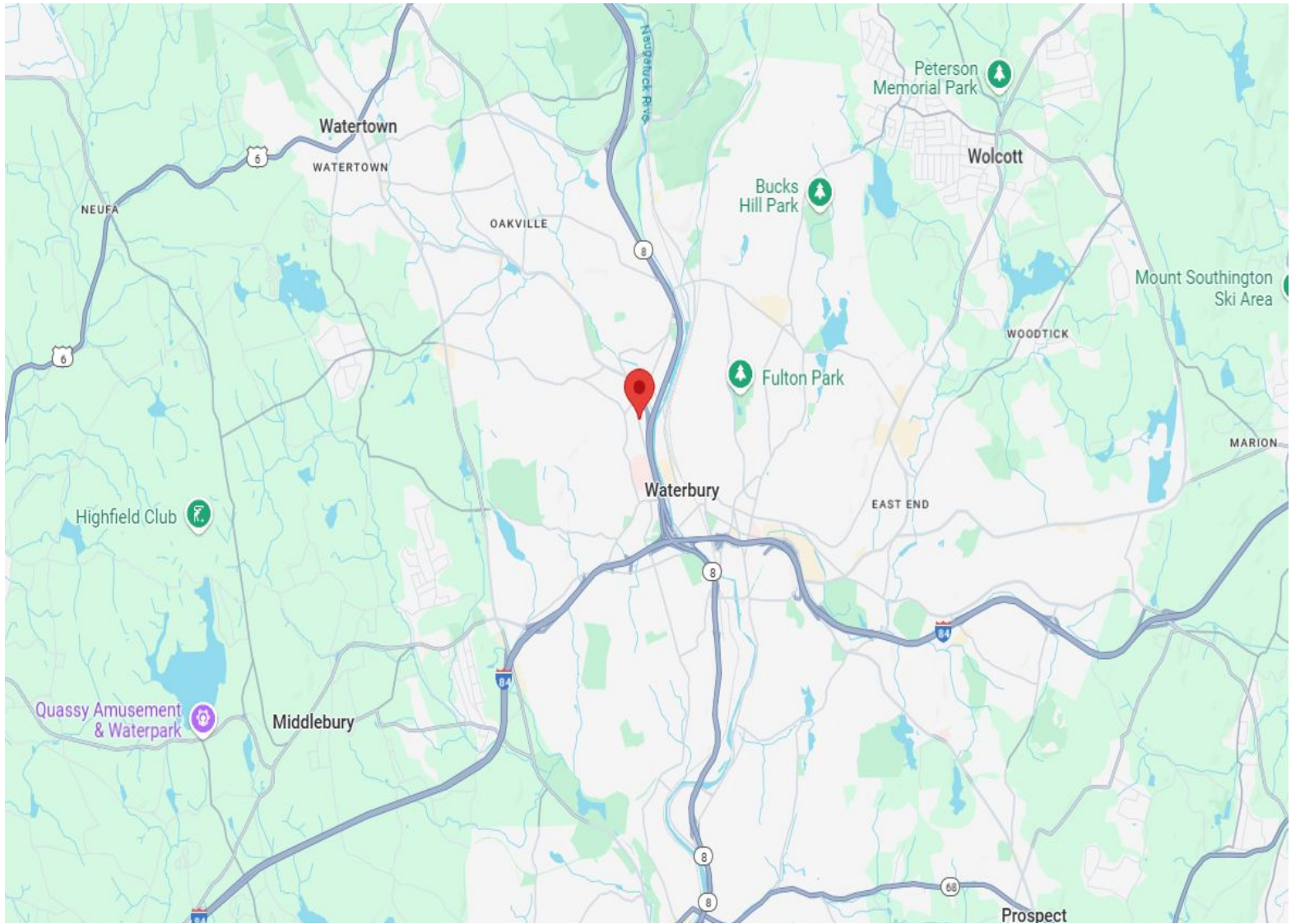


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