

FOR SALE

**111 Rubber Ave
Naugatuck, CT 06770**



Rare opportunity 2,625 S/F Turn Key Restaurant

Great location with room for drive thru

Developers take notice

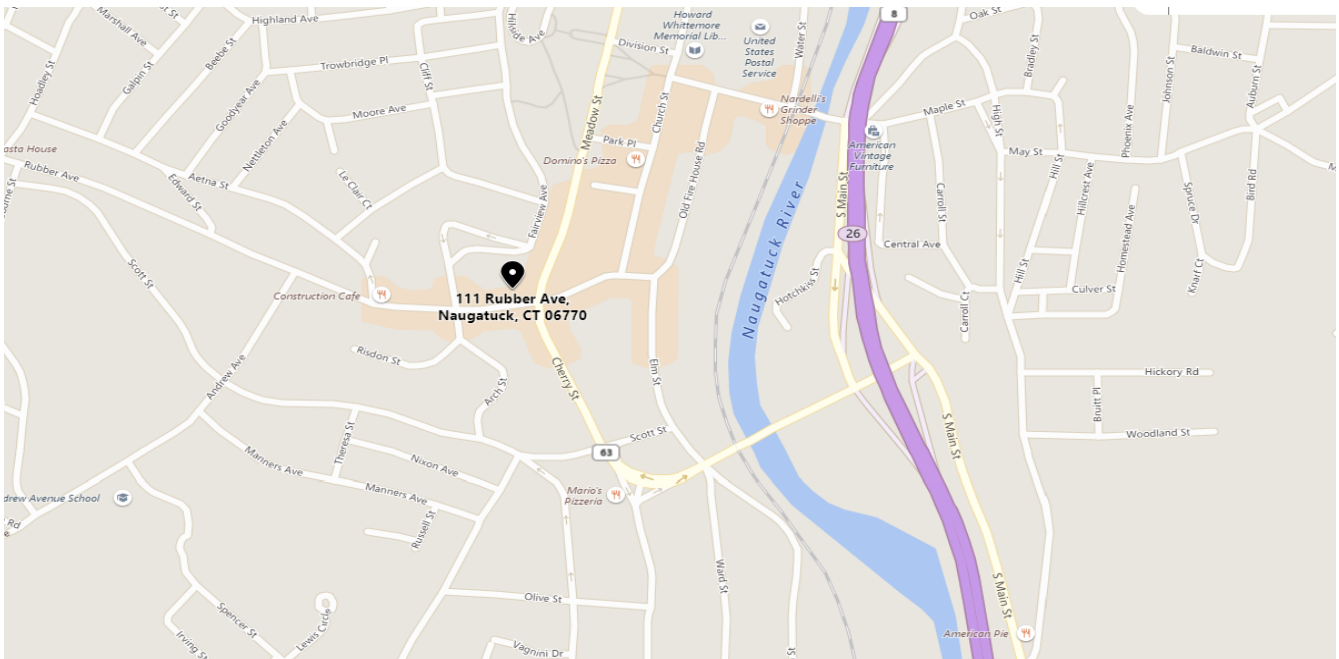
**Owners looking to retire have run successfully for
over 30 years**

18,000 cars daily per CT DOT

Sale asking: \$675,000.00

PROPERTY DATA FORM

| | | | |
|-------------------------|--------------------|------------------------------|----------------|
| PROPERTY ADDRESS | | 111 Rubber Ave | |
| CITY, STATE | | Naugatuck, CT 06770 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 2,625 | Air Conditioning | Yes |
| Number of floors | 1 | Sprinkler / Type | |
| Avail S/F | | Type of Heat | Forced hot air |
| | | OTHER | |
| Ext. Construction | Stucco | Acres | .47 |
| Ceiling Height | | Zoning | Rest/Clubs |
| Roof | Gable/ Metal / Tin | Parking | Ample |
| Date Built | 1950 | State Route / Distance To... | |
| | | TAXES | |
| UTILITIES | | Assessment | \$181,960.00 |
| Sewer | City | Mill Rate | 47.67 |
| Water | City | Taxes | \$8,674.03 |
| Gas | Yankee Gas | TERMS | |
| Electrical | 200 Amps | Sale | \$675,000.00 |



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