

FOR SALE

63/65 Rubber Ave
Naugatuck, CT 06770



Fully Leased Mixed Use Investment
Located in downtown Naugatuck on busy Rubber Ave
Commercial Spaces on 3 year leases
2 Residential apartments 3& 4 bedrooms
7,000 S/F Building
CAP rate: 13.9 %
Sale asking: \$429,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS 63/65 Rubber Ave

CITY, STATE Naugatuck, CT 06770

BUILDING INFO MECHANICAL EQUIP.

Total S/F	7,198	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	7,198	Type of Heat	Oil

OTHER

Ext. Construction	Stucco	Zoning	IP
Ceiling Height	9'	Parking	On street & Rear
Roof	Gable/asphalt	State Route / Distance To...	3/10 of a mile RT8

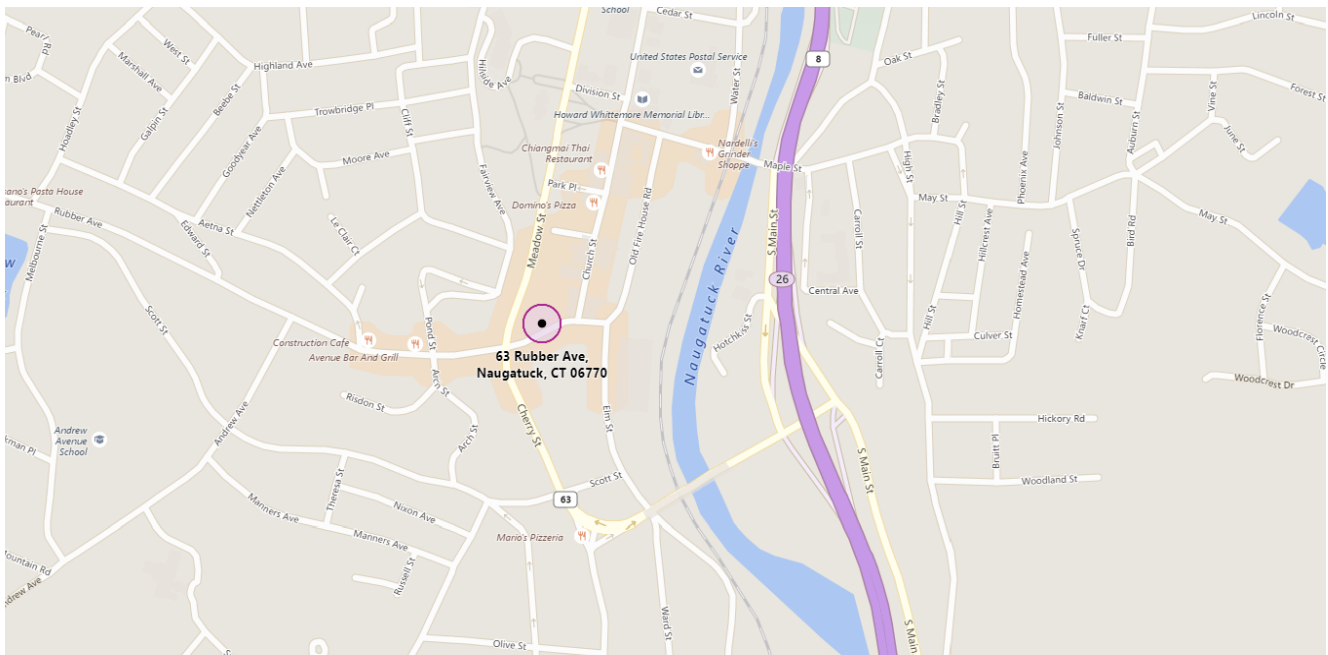
TAXES

Date Built	1900	Assessment	\$158,280.00
		Mill Rate	48.55
		Taxes	\$7,684.49

UTILITIES

Sewer	City	TERMS	
Water	City	Sale price	\$429,000.00
Gas	Yankee Gas		

Electrical



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.





**63-65 Rubber Ave
Naugatuck, CT**

Income/Expense

Unit	Tenant	Description	Lease	Utilities	Term
63	Resturant		\$1,450.00		3 year
65	Smoke Shop		\$1,150		3 year
63 Residence	4 Room - 500		\$2,000		
65	3 Bedroom		\$1,250		
Totals			\$ 5,850.00		

Annual Expenses	
Taxes	\$ 7,883.00
Insurance	\$ 1,660.00
Utilities	\$ - separate meters
Maintenance	\$ 1,000.00
Total Expenses	\$ 10,543.00

Breakout	
Combined Leases	
Minus Expenses	
Net Operating Income	

Asking Price:	CAP Rate
\$429,000.00	13.9%