

# FOR SALE

**111 Rubber Ave  
Naugatuck, CT 06770**



**2,625 S/F Retail Space on .47 Acres  
Development or Turn Key Restaurant Ready  
Great location with room for drive thru  
Owners looking to retire have run successfully for  
over 30 years**

**18,000 cars daily per CT DOT**

**Sale asking: \$650,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		111 Rubber Ave	
<b>CITY, STATE</b>		Naugatuck, CT 06770	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,625	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F		Type of Heat	Forced hot air
		<b>OTHER</b>	
Ext. Construction	Stucco	Acres	.47
Ceiling Height		Zoning	Rest/Clubs
Roof	Gable/ Metal / Tin	Parking	Ample
Date Built	1950	State Route / Distance To...	
		<b>TAXES</b>	
		Assessment	\$181,960.00
		Mill Rate	47.67
		Taxes	\$8,674.03
		<b>TERMS</b>	
		Sale	\$650,000.00
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		



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