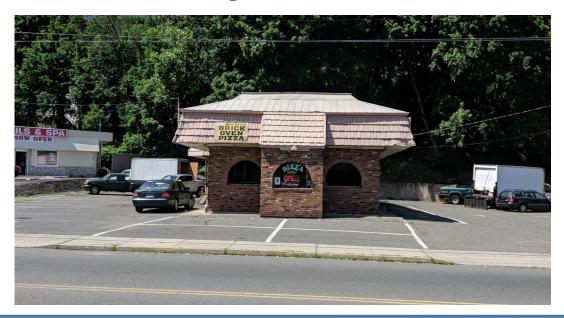


CONTACT: MICHAEL GRIEDER

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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

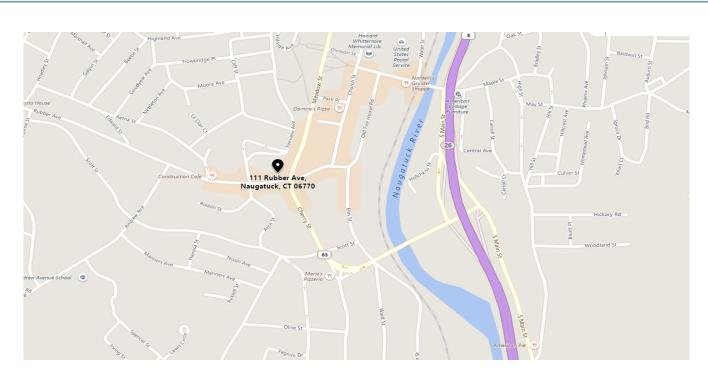
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PROPERTY DATA FORM

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	
		Acres	.47
Ext. Construction	Stucco	Zoning	Rest/Clubs
Ceiling Height		Parking	Ample
Roof	Gable/ Metal / Tin	State Route / Distance To.	
Date Built	1950	TAXES	
		Assessment	\$181,960.00
UTILITIES		Mill Rate	47.67
Sewer	City	Taxes	\$8,674.03
Water	City	TERMS	
Gas	Yankee Gas	Sale	\$650,000.00
Electrical	200 Amps		



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