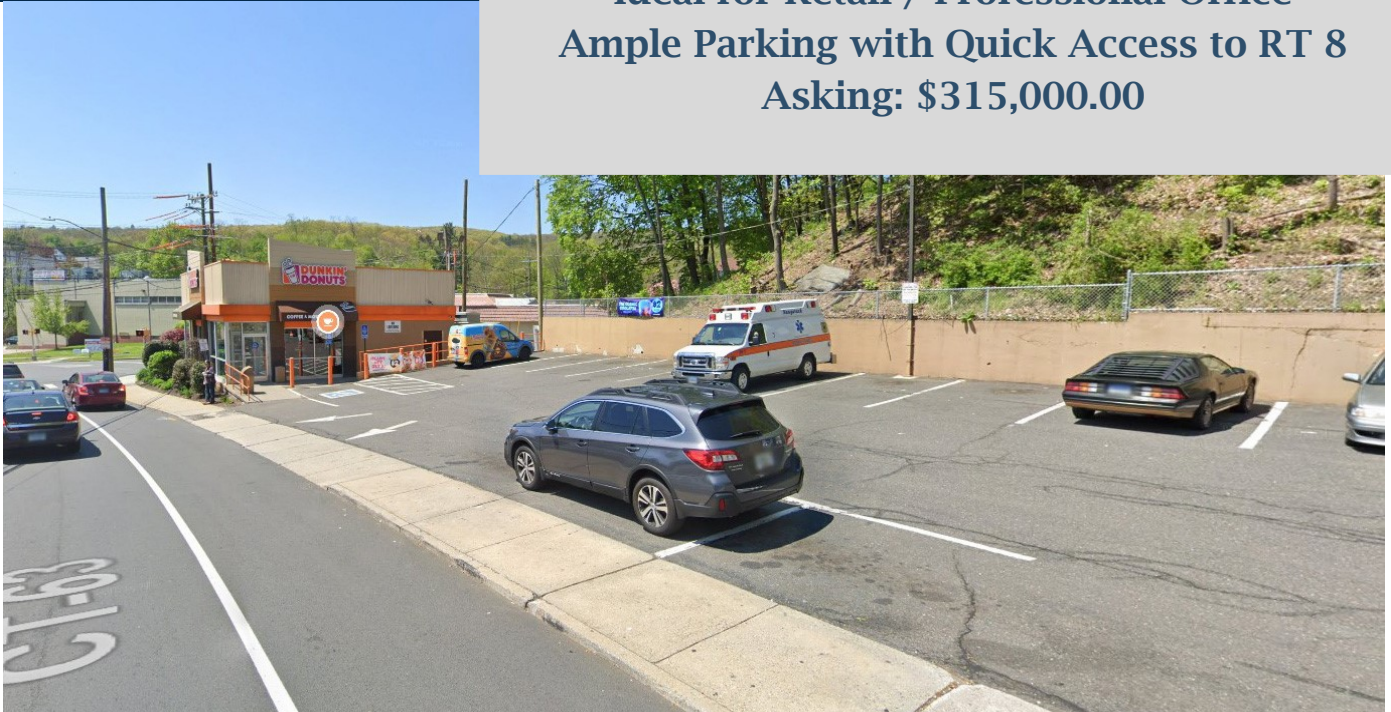


FOR SALE



*2 Meadow Street
Naugatuck, CT 06770*

Location, Location, Location...
1,621 +/- S/F Retail / Office Building
Former Dunkin Donuts (30+ Years)
Highly Visible Location at 4 - Way Traffic Light
Ideal for Retail / Professional Office
Ample Parking with Quick Access to RT 8
Asking: \$315,000.00



Godin Property Brokers L.L.C.

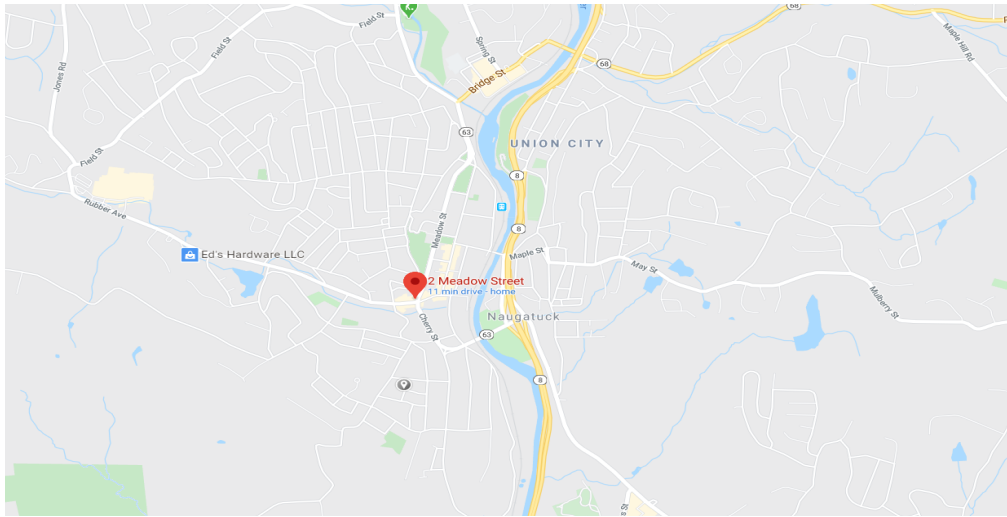
★★★★★ Commercial / Industrial



CONTACT: MARY BUCKLEY (mbuckley.gpb@gmail.com)
BRIAN GODIN (BgodinPB@gmail.com)
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS		2 Meadow Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,621 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	1,621 +/-	Type of Heat	Gas
Office Space		OTHER	
Drive in Doors	N/A	Acres	.51
Ext. Construction		Zoning	R8
Ceiling Height	10'	Parking	Ample
Roof	1970	State Route / Distance To...	Route 8/
Date Built	1970	TAXES	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City	Assessment	\$431,130.00
Water	City	Appraisal	\$615,900.00
Gas	EverSource	Mill Rate	47.25
Electrical	200 amp	Taxes	\$20,370.89
		TERMS	
		Sale	\$315,000.00



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