

FOR SALE



*63,65 & 67 Rubber Ave
Naugatuck, CT 06770*

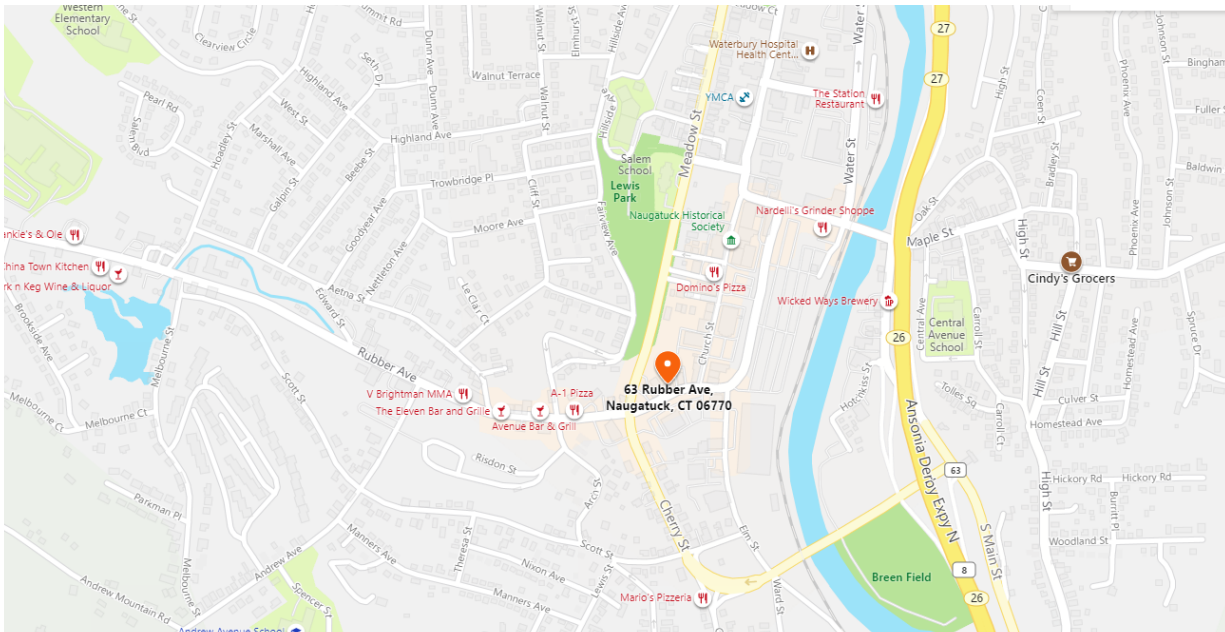
Leased Mixed Use Investment
2 Buildings Located in Downtown Naugatuck on Busy Rubber Ave
Includes Thriving Smoke Shop Business
2-4 Bedrooms Residential Apartments
7,800 S/F Building

Sale asking: \$1,200,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	63, 65 & 67 Rubber Ave
CITY, STATE	Naugatuck, CT 06770

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,500	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	825	Type of Heat	Oil
Ext. Construction	Vinyl Siding	OTHER	
Ceiling Height	9'	Acres	.11
Roof	Acritical Shingles	Zoning	Mixed Use
Date Built	1900	Parking	On street & Rear
		State Route / Distance To...	3/10 of a mile RT8
		TAXES	
		Assessment	\$247,000.00
		Appraisal	\$352,830.00
		Mill Rate	47.25
		Taxes	\$11,670.75
		TERMS	
		Sale price	\$1,200,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Yankee Gas		



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.

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*Apartments
Rubber Ave, Naugatuck*

