

FOR SALE/LEASE

**63/65 Rubber Ave
Naugatuck, CT 06770**



Investors Take Notice!

**Recently Renovated Prime Retail/ Restaurant and Rental Apartments
in Downtown Area Located on busy Rubber Ave**

**+/- 900 S/F Retail Space Newly demised with flooring and paint
\$1,000 per Month + utilities**

**+/- 1,100 S/F Take out restaurant with ADA bathroom and new
commercial hood \$1,350 per Month + utilities**

Apartments (2) +/- 1,600 S/F each

Sale asking: \$349,00.00

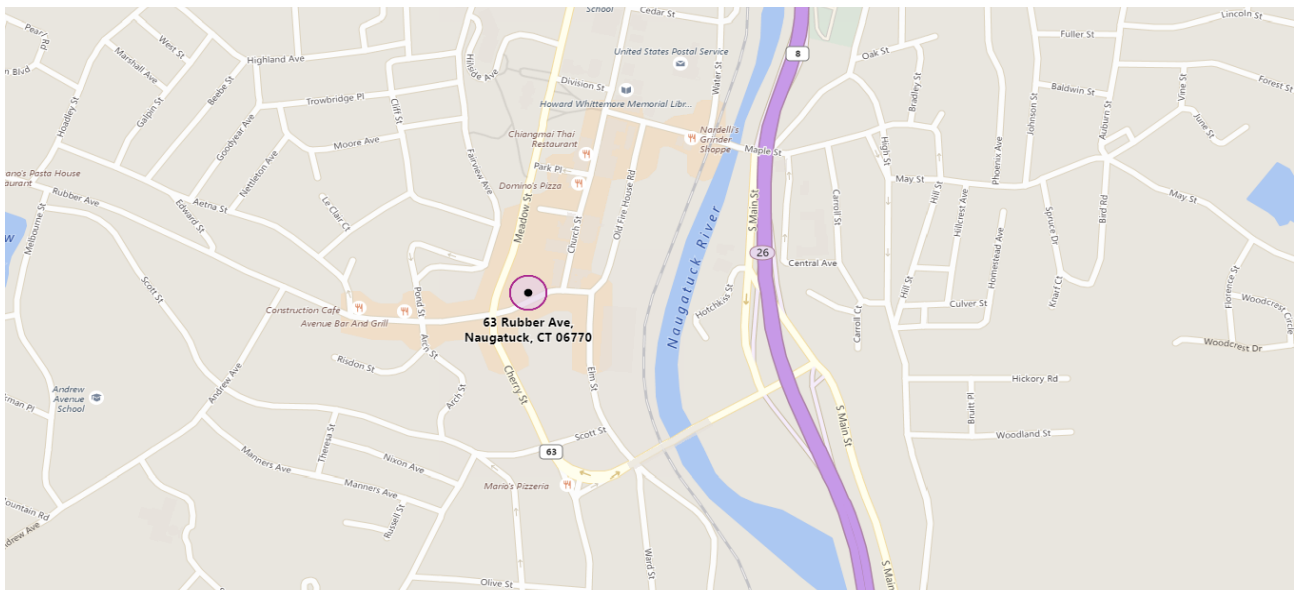
PROPERTY DATA FORM

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	900/ 1,100	Type of Heat	Oil
	3,200	OTHER	
		Acres	.09
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
Date Built	1900	TAXES	

UTILITIES		Assessment	\$158,280.00
Sewer	City	Mill Rate	48.55
Water	City	Taxes	\$7,684.49
Gas	Yankee Gas	TERMS	
		Retail lease rate	\$1,000 per mo.+ utilities
Electrical		Restaurant lease rate	\$1,350 per mo. + utilities
		Sale price	\$349,000.00



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