

FOR SALE/LEASE

384 North Main Street

Naugatuck, CT



1,766 SF +/- on .09 Acres Commercial/Retail Space

- **Great Restaurant Location for Pizzeria, Bakery or similar business**
- **Easy on/off highway access**
- **Partial equipped with sinks and hood system**
- **Ready to open**
- **Full basement with ample storage**
- **On site parking**

Offered at: \$229,000.00

Lease Rate: \$1,800.00 Gross + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS 384 North Main Street

CITY, STATE Naugatuck, CT 06770

BUILDING INFO

Total S/F 3532
 Number of floors 1 + basement
 Avail S/F 1766 + basement
 Ext. Construction Brick
 Roof Flat/Rubber
 Date Built 1950

MECHANICAL EQUIP.

Air Conditioning
 Sprinkler / Type
 Type of Heat Forced hot air
OTHER
 Acres .09
 Zoning Commercial/Industrial
 Parking Onsite
 State Route / Distance To...

UTILITIES

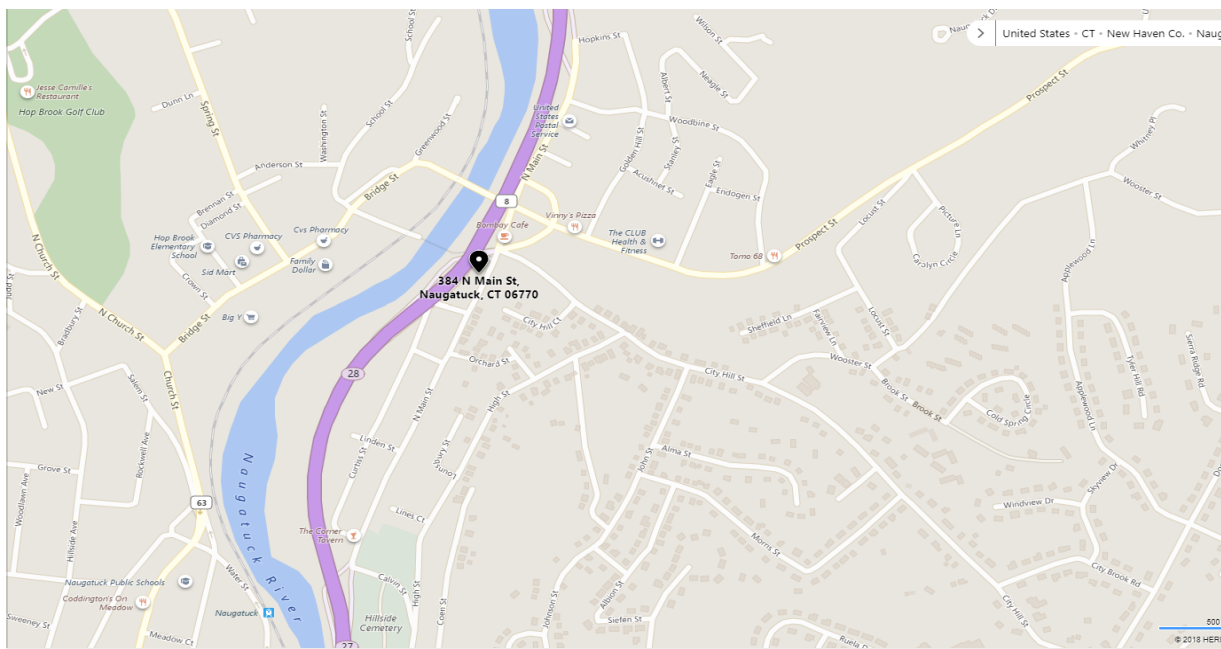
Sewer City
 Water City
 Gas Yes
 Electrical

TAXES

Assessment 137,160
 Mill Rate 47067
 Taxes

TERMS

Sale \$229,000.00
 Lease Rate \$1,800 Gross
 + utilities



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