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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE



**Two Tenant Mixed Use Building on
Busy Rubber Ave in Naugatuck
Highly Visible Location**

Priced to Sell

\$249,999.99

***2 Melbourne Street
Naugatuck, CT 06770***



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



PROPERTY DATA FORM

PROPERTY ADDRESS 2 Melbourne Street

CITY, STATE Naugatuck, CT 06770

BUILDING INFO

Total S/F 3,879
 Number of floors 1
 Avail S/F 3,879
 Ext. Construction Brick
 Ceiling Height Standard
 Roof Asphalt Newer 6-8 years
 Date Built 1960

UTILITIES

Sewer City
 Water City
 Gas EverSource
 Electrical

MECHANICAL EQUIP.

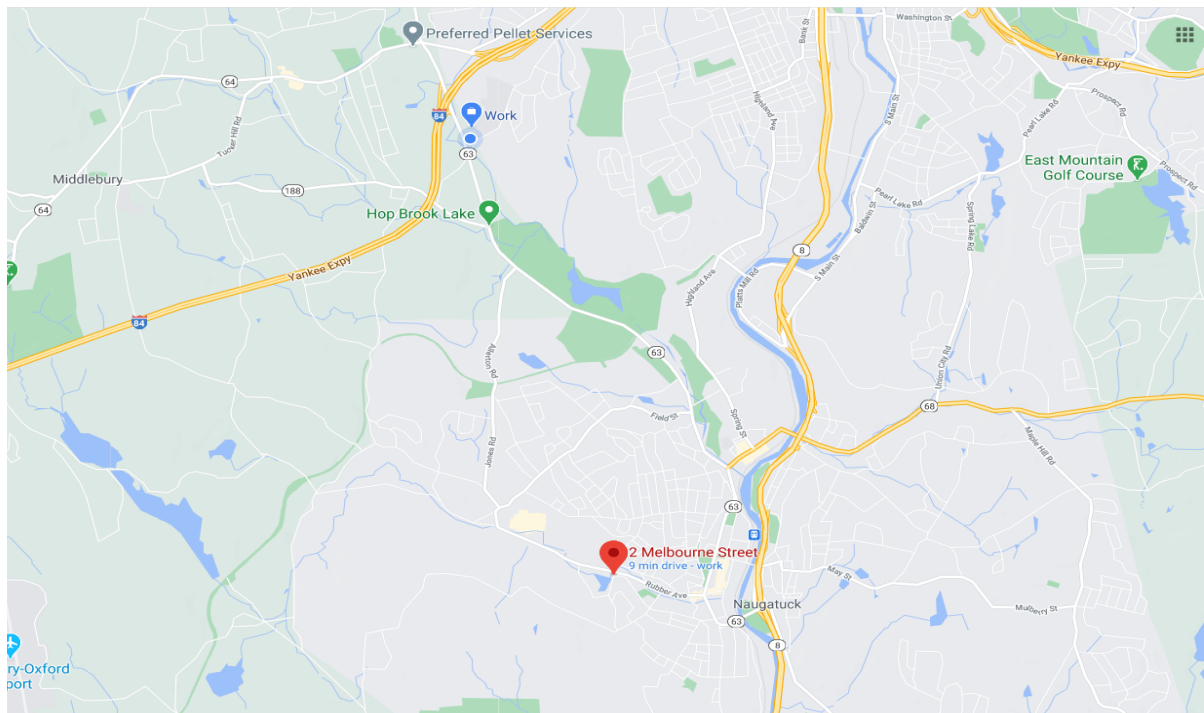
Air Conditioning
 Sprinkler / Type
 Type of Heat Forced Hot Air
OTHER
 Acres .2
 Zoning R15
 Parking On Site
 State Route / Distance To...

TAXES

Assessment \$234,160.00
 Mill Rate 47.67
 Taxes \$11,064.00

TERMS

Sale \$249,000.00



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