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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR SALE



*2 Melbourne Street  
Naugatuck, CT 06770*

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

**Priced to Sell**

**\$249,000.00**





# 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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