

FOR SALE/LEASE



**9 Church Street
Naugatuck, CT 06770**



Great Investment Opportunity

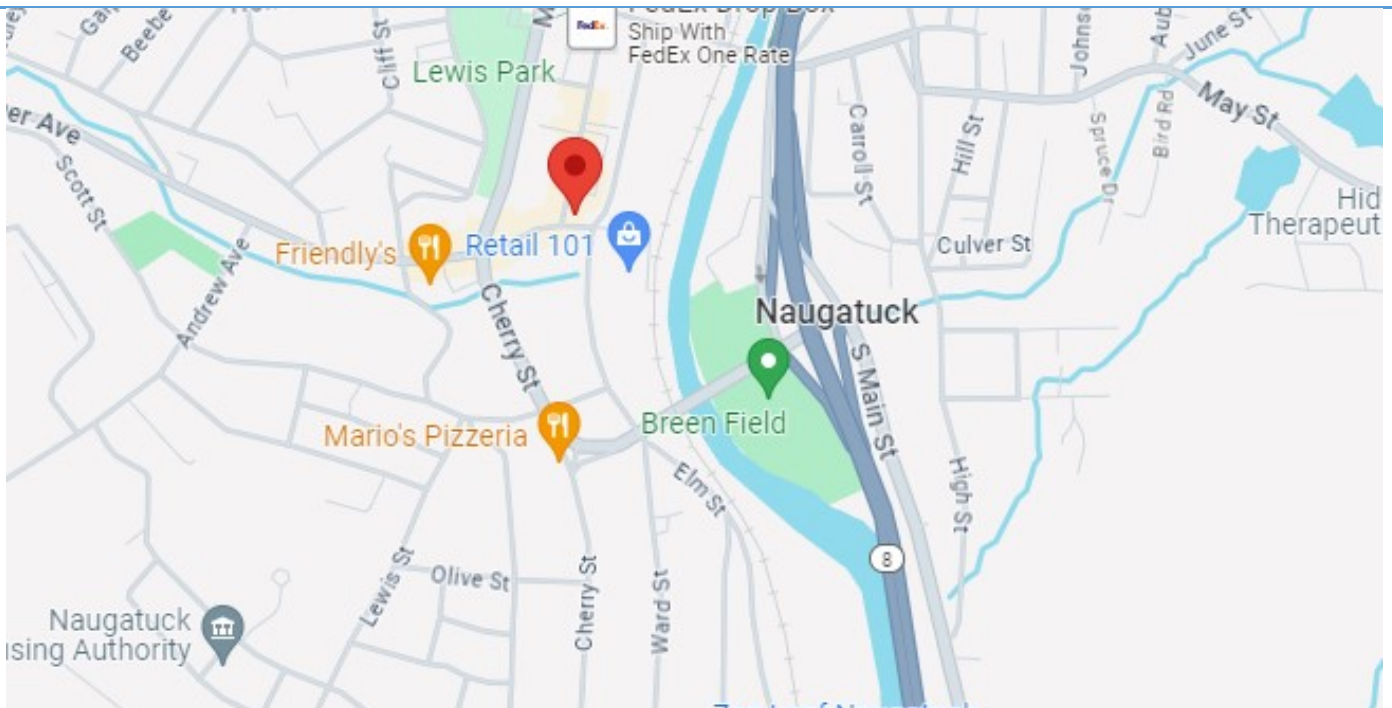
**7,320 +/- S/F Retail / Office Building
Three Floors + Attic + Basement
Long Term Successful Restaurant on Main Floor
2nd & 3rd Floors Unfinished
HVAC Available for \$50,000 Two Floors**

**Lease Price: \$12 PSF Gross + Utilities
Sale Price: \$575,000.00**

PROPERTY DATA FORM

PROPERTY ADDRESS	9 Church Street
CITY, STATE	Naugatuck, CT 06770

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,320 +/-	Air Conditioning	1st Floor
Number of floors	3	Sprinkler / Type	Yes - wet
Avail S/F	4,880 +/-	Type of Heat	Gas F/A
Will subdivide to	2,440 +/-	OTHER	
Office space	2,440 +/-	Acres	.10
		Zoning	Comm
Ext. construction	Stucco & Brick	Parking	Street & Rear Lot
Ceiling Height	9'	State Route / Distance To...	Route 8/
Roof	Tar & Gravel	TAXES	
Date Built	1890	Assessment	\$272,090
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$388,700
Sewer	City	Mill Rate	47.75
Water	City	Taxes	\$12,992
Gas/Oil	Gas	TERMS	
Electrical	200 Amps	Lease	\$12 PSF Gross + Utilities
		Sale Price	\$575,000



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