

FOR SALE

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**876 Rubber Ave
Naugatuck, CT 06770**

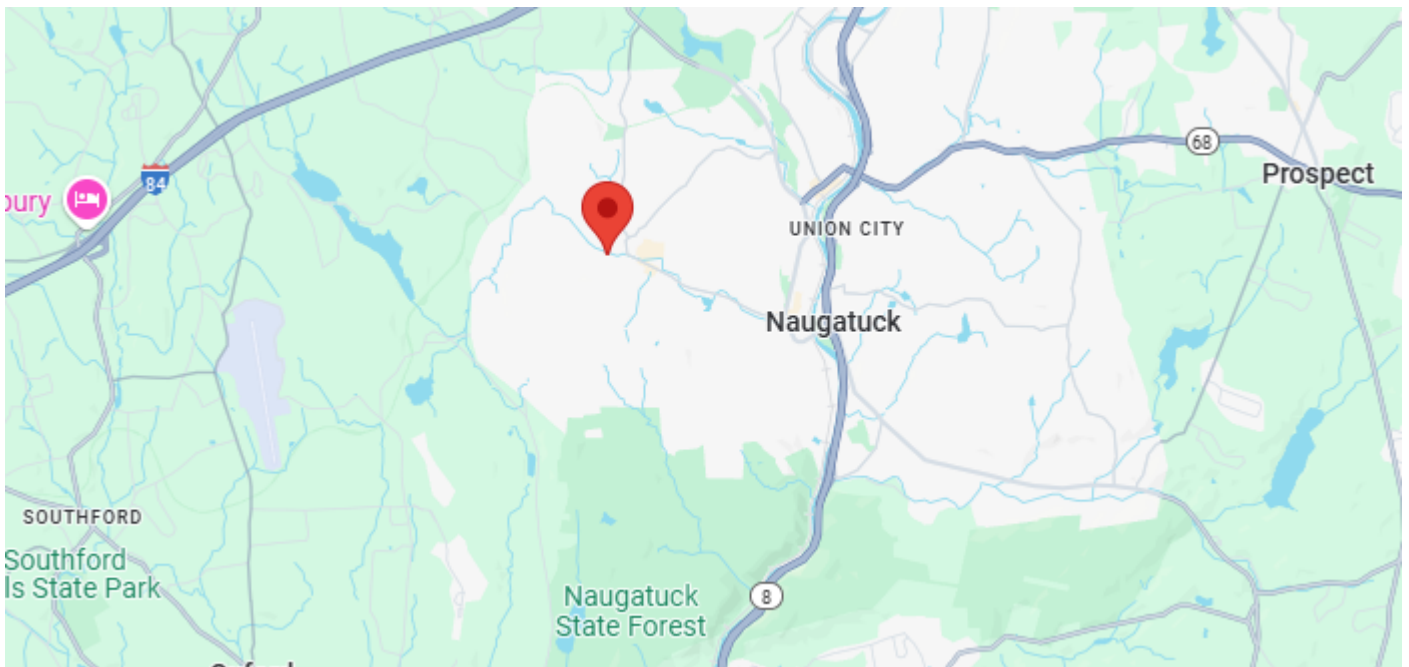
**Stand-alone Building For Sale
1,574 +/- S/F Bar/Restaurant Space
Includes Real Estate, Equipment & Fixtures
Plenty of Parking
Asking \$450,000.00**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS		876 Rubber Ave	
CITY, STATE		Naugatuck, CT 06770	
19BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,574 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,574 +/-	Type of Heat	FHA-Oil
		OTHER	
		Acres	.3700
		Zoning	II
Ext. Construction	Wood Frame	Parking	Parking Lot
Ceiling Height	9'	State Route / Distance To...	
Roof	Asphalt	TAXES	
Date Built	1900	Assessment	\$182,700.00
UTILITIES		Appraisal	\$261,000.00
		Mill Rate	41.79
Sewer	City	Taxes	\$7,536.54
Water	City	TERMS	
Gas/Oil	Oil	Sale	\$450,000.00
Electrical	Eversource		
Amps-Volts-Phase	220 amps		



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