

686 RUBBER AVENUE, NAUGATUCK, CT



8,300 +/- S/F RETAIL CENTER AND 3,500 +/- S/F RESTAURANT/BAR

**STRIP CENTER WITH FREE STANDING RESTAURANT
INVESTMENT OPPORTUNITY
FULLY LEASED
LEASE BUY-OUT OPPORTUNITY FOR OWNER/USER
LOW MAINTENANCE**

GROSS RENTAL INCOME	\$160,858.92
EXPENSES	\$30,200.00
NET OPERATING INCOME	\$130,658.92
CAP RATE	7.2%

RETAIL
8,300 +/- S/F
1 STORY
EXTERIOR WALL: CONCRETE/CINDER BLOCK
INTERIOR WALL: DRYWALL
ROOF: METAL/TIN
HEAT TYPE: GAS
AC TYPE: CENTRAL
YEAR BUILT: 1989

RESTAURANT/BAR
3,500 +/- S/F
1 STORY
CONCRETE/CINDER BLOCK
DRYWALL
ASPHALT SHINGLES
GAS
CENTRAL
1980

ACERAGE: 1.37
ZONING: B2
ASSESSMENT: \$435,390.00
MILL RATE: 37.1
TAXES: \$16,152.96

ASKING PRICE: \$1,800,000.00

BROKER: ELLA GOLDIN (917) 991-5956

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