

FOR LEASE

**677 and 679 Rubber Avenue
Naugatuck, CT 06770**



2 UNITS AVAILABLE FOR LEASE - 900 SF+/- EACH

Front unit would be an ideal location for a beauty or hair salon

- **Already set up for salon use with 6 sinks.**

Rear unit is comprised of open space with new flooring.

- **This unit would make a great fitness / yoga studio**

Asking \$1,000.00 per month Gross plus utilities each



MATTHEWS COMMERCIAL PROPERTIES LLC.

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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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	677 and 679 Rubber Avenue		
CITY, STATE	Naugatuck, CT 06770		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	1,800 SF+/-	Air conditioning	Yes
Exterior construction	Vinyl Siding, pre-fab wood	Type of heat	Oil—forced hot-air
Interior construction	Drywall vinyl, wood	OTHER	
Ceiling height	8'	Parking	In-Common
Roof	Asphalt	Interstate / distance to	I-84 / 3.2 miles
Date built	1988	State Route / distance to	Rt 8 / 1.6 miles
UTILITIES		TERMS	
Sewer	City	Lease rate	\$1,000.00 per month
Water	City		Gross plus utilities
Electric	Eversource		

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