FOR SALE

585 South Main Street Naugatuck, CT 06770





- · Restaurant/Club 4,921sf
- . Property and Business
- Equipment List Available
- **.** Business \$75,000
- Plenty of Parking (55 cars)
- . Busy thoroughfare in Naugatuck
- Sale \$599,000.00



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762 Phone: 203-753-5800 Fax: 203-574-3875 www.matthewscommercial.com

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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.

CITY, STATE		585 South Main Street		
	Naugatuck, CT 06770			
DITT DING INFO		MECHANICAL FOUR		
BUILDING INFO Total S/F	4,921 sf	MECHANICAL EQUIP	HVAC/Wall	
Number of floors	,	Air conditioning	Gas/Forced Hot	
Avail S/F	1 4,921 sf	Type of heat	Gas/Forced Hot Gas/Modine	
	4,921 SI 40 sf	TAVES	Gas/Modine	
Office space		TAXES	P452 440	
Exterior construction	Block/Stucco	Assessment	\$452,440	
Ceiling height	8' - 14'	Mill rate	48.35	
Roof	Asphalt Shingles	Tax	\$21,875	
Date Built	1960			
		OTHER		
UTILITIES		Total acres	1.76	
Sewer	City	Zoning	Commercial/Industrial	
Water	City	Parking	55	
Gas	Eversource	Interstate	I-84	
Electric	Eversource	distance to	5 miles	
Amps	400 amps	State Route / distance to	Rt 8	
Phase	3PH	Distance to	1/4 mile	
		TERMS		
		Sale price—Property	\$599,000.00	
		Sale price—Business	\$75,000	

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