

# FOR SALE

**Commercial Building  
982 Rubber Ave.  
Naugatuck, CT 06770**



**Former Daycare Operation**

**4,550 sf - Daycare**

**550 sf - Pet Salon**

**Possible Apartment Conversion**

**Close to major highways, grocery, banks**

***Sale: \$329,000.00***

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**MCP Commercial Properties LLC**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

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## **PROPERTY DESCRIPTION SUMMARY**

Sale Price:	\$329,000.00
Property Address:	982 Rubber Ave. Naugatuck, CT 06770
Number of Stories:	1.5
Year Built:	1960
Square Footage:	5,100
Construction Exterior:	Wood/Siding
Foundation:	Concrete
Roof:	Pitch
Roof Material:	Asphalt
Windows:	Double Pane
Gutters:	Aluminum
Floor Covering:	Vinyl/Carpet
Walls:	Sheet Rock
Ceilings:	Drop Ceiling
Interior Doors:	Wood
Utilities Available:	Water / Electric

## **INTERIORS SUMMARY**

Heat:	Electric Baseboard
Heat Paid By:	Tenants
Elec. Paid By:	Tenants
Fuel:	Electric
Hot Water:	Hot Water Storage Tanks
Hot Water Paid By:	Tenants
Air Conditioning:	Wall Units
Electric:	400A - 240V

## **SITE DETAILS**

Acres:	2.49
Type of Parking:	Off-street
Topography:	Level
Shape:	Rectangle
Sewer:	Municipal
Water:	Well

# OPERATING STATEMENT

## INCOME & EXPENSES

### Rental Income

PET SALON - \$550 / Mo. Mo./Mo.	6,600.00
THRIFT STORE - \$3,200 / Mo 1 YR. LEASE 8/1/21 - 7/31/22	38,400.00
CLOTHES BIN - \$100 / Mo.	1,200.00
<b>Total Income</b>	<b><u>\$46,200.00</u></b>

## OPERATING EXPENSES

Real Estate Tax	9,600.00
Insurance	3,000.00
Lawn/Snow/Maint.	<u>4,000.00</u>
<b>TOTAL EXPENSES</b>	<b>\$16,600.00</b>

**NET OPERATING INCOME**      **\$29,600.00**

**CAP 9.25%**

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