

FOR SALE

982 Rubber Ave., Naugatuck, CT

MATTHEWS COMMERCIAL PROPERTIES



Freestanding Commercial Building on ±2.49 Acres

\$499,000

- ±5,100 SF freestanding commercial building
- ±2.49 acres
- Suitable for owner-user or investor acquisition
- Potential apartment conversion opportunity, subject to zoning and municipal approvals
- Located along Naugatuck's primary retail corridor, surrounded by a mix of national, regional, and local retailers
- Zoned RADD (Rubber Avenue Design District)

NICK LONGO

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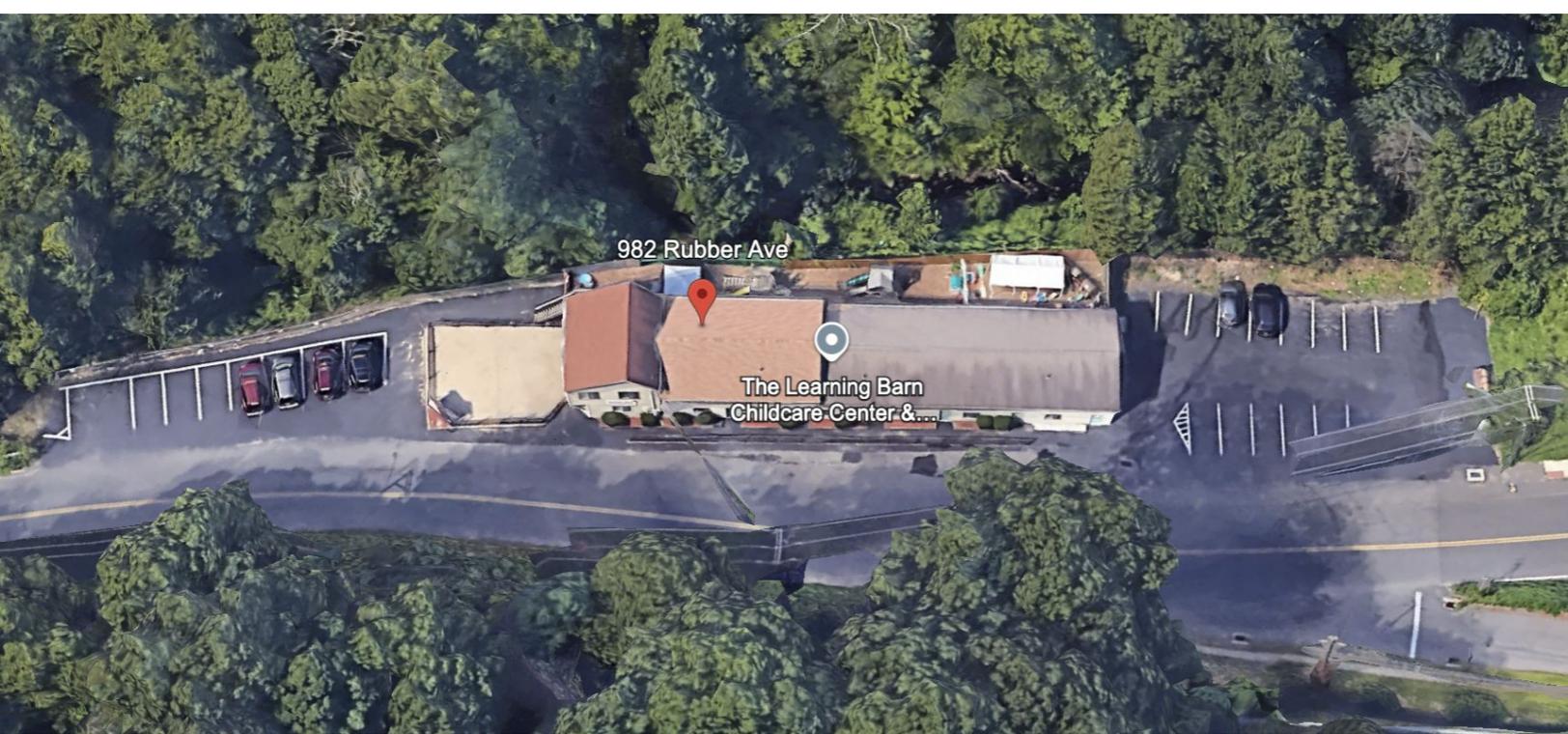
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INVESTMENT HIGHLIGHTS

- Fully leased 2-unit retail investment
- Month-to-month leases in place
- Tenants pay all utilities (separately metered)
- NOI: \$35,157
- Asking Price: \$499,000

FINANCIAL SUMMARY

- Sale Price: \$499,000
- Gross Income: \$51,336
- Expenses:
 - Taxes: \$8,879
 - Insurance: \$3,400
 - Landscaping / Snow Plowing: 3,900
 - Total: \$16,179
- NOI: \$35,157

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TENANT SUMMARY

The Learning Barn Childcare Center & Preschool

- Unit Size: ±4,550 SF
- Lease Term: Month-to-month
- Rent: \$3,678/month
- Utilities: Tenant pays all utilities
- Occupancy Duration: 3 years

Naugatuck Pet Salon

- Unit Size: ±550 SF
- Lease Term: Month-to-month
- Rent: \$600/month
- Utilities: Tenant pays all utilities
- Occupancy Duration: 15 years

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BUILDING

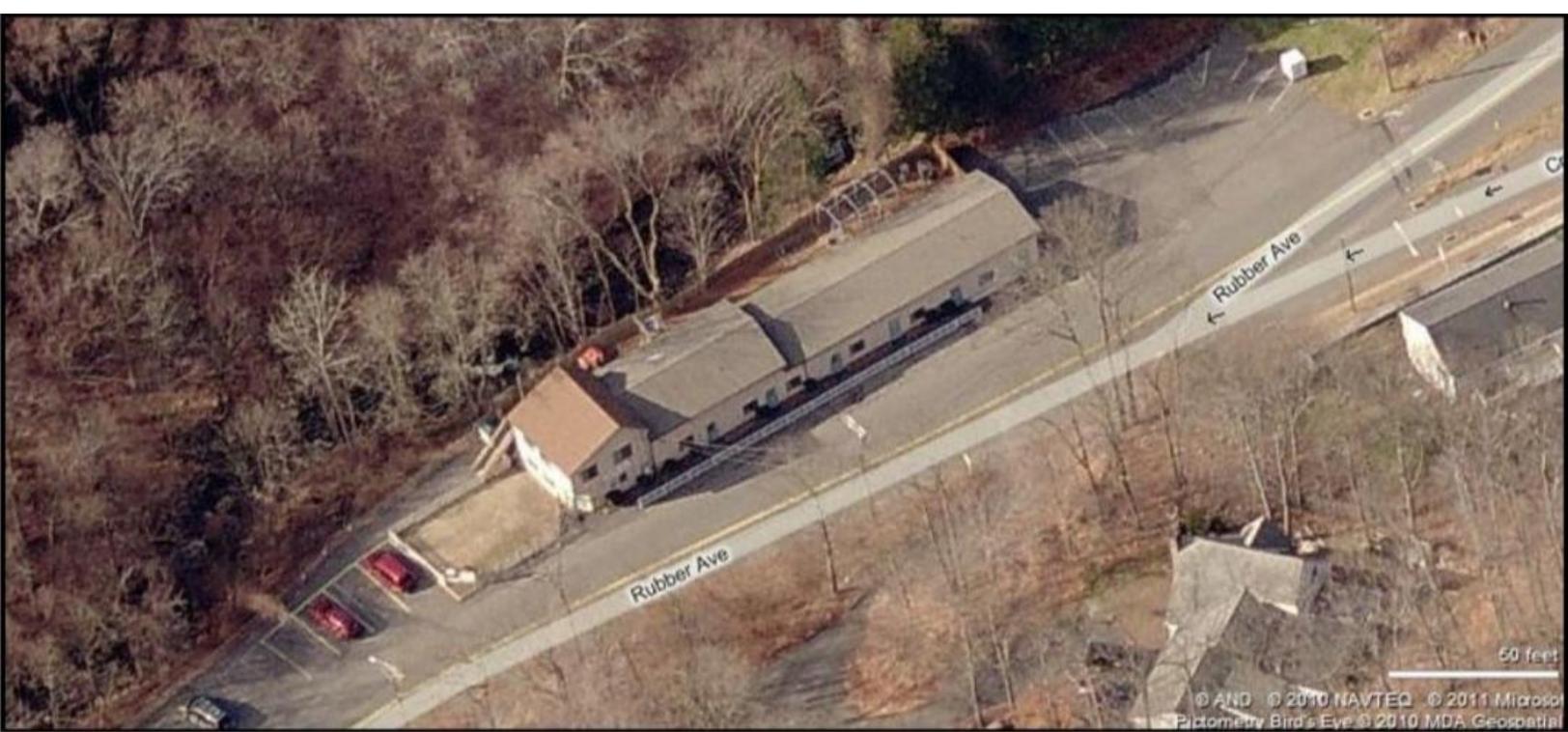
- Total SF: ±5,100 SF
- Number of Stories: 1.5
- Year Built: 1960
- Exterior Construction: Wood / Vinyl Siding
- Foundation: Concrete
- Roof: Pitched / Asphalt Shingle
- Windows: Double Pane
- Gutters: Aluminum
- Interior Construction: Sheetrock walls / Vinyl & carpet flooring / Drop ceiling
- Interior Doors: Wood

PROPERTY

- Lot Size: ±2.49 acres
- Topography: Level
- Parcel Shape: Rectangular
- Parking: Off-street parking
- Distance to I-84 & Rt-6: 3.5 miles & 2.2 miles
- Annual Taxes: \$8,879
- Taxes PSF: \$2.10
- Zoning: R15

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MECHANICALS & UTILITIES

- Heat Source / Type: Electric Baseboard
- Air Conditioning: Wall Units
- Electric Service: 400A / 240V
- Hot Water: Storage Tanks
- Water: Well
- Sewer: Municipal
- Utilities Paid By: Tenants

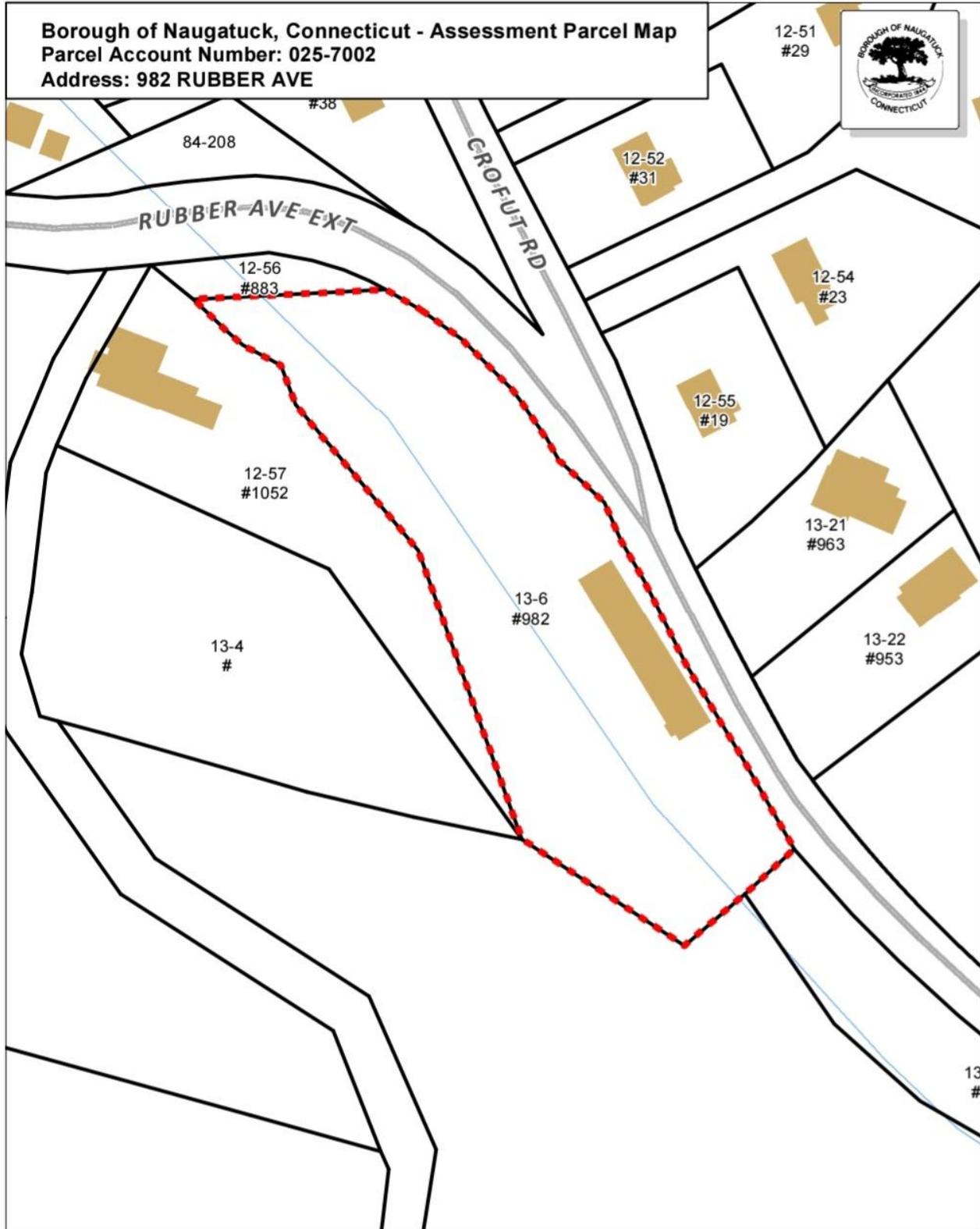
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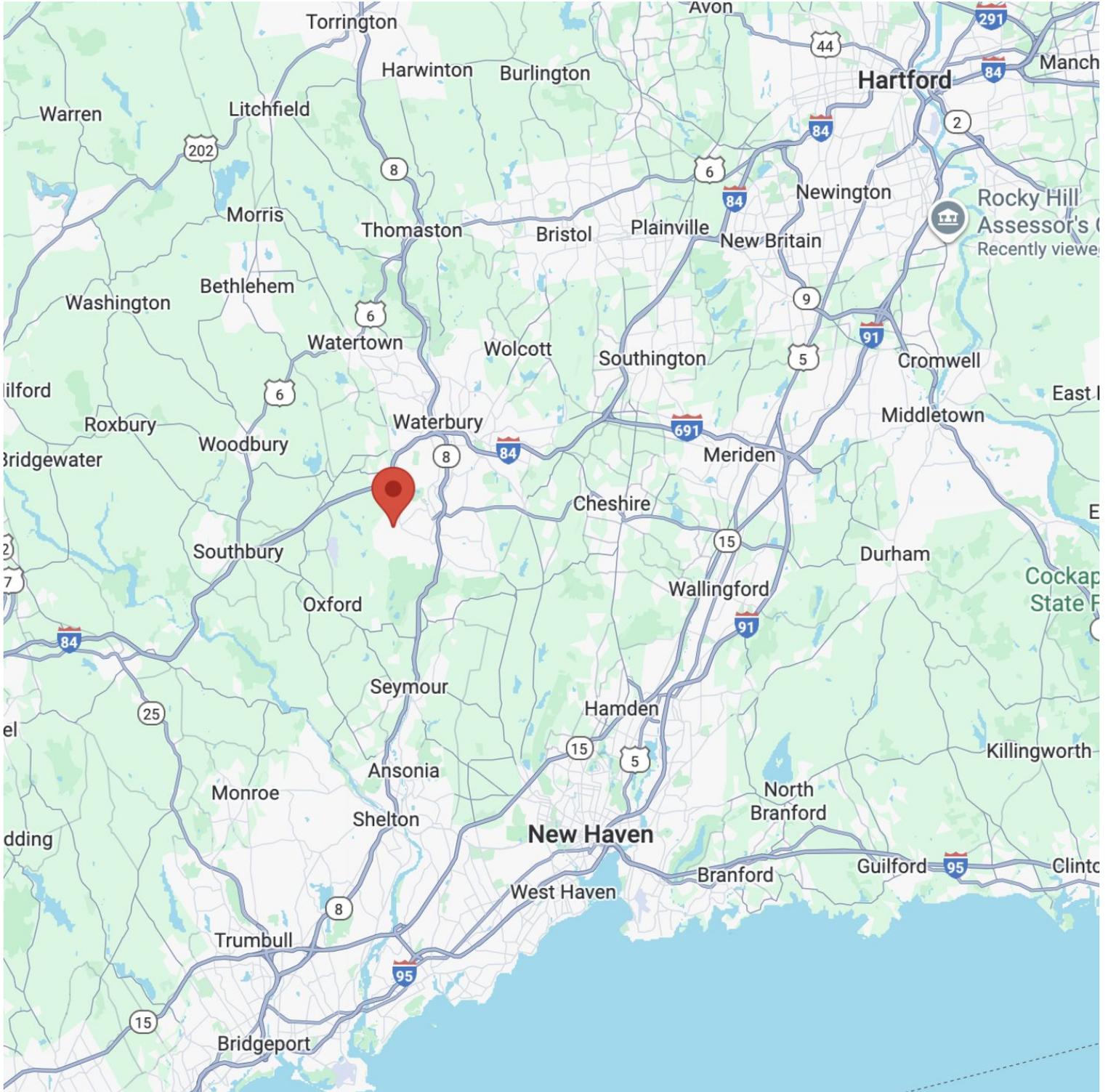


Disclaimer: This map is for informational purposes only.
All information is subject to verification by any user.
The Borough of Naugatuck and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced May 2025

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