

# FOR SALE

**526 & 532 South Main Street  
Naugatuck, CT**



**2.47 acres along highly traveled South Main St  
16,000 Cars daily**

**Two Buildings - Two Family and Colonial House**

**Also includes approved building lot**

**Great location for law office, possible medical use or as  
Investment property**

**Sale asking: \$475,000.00**

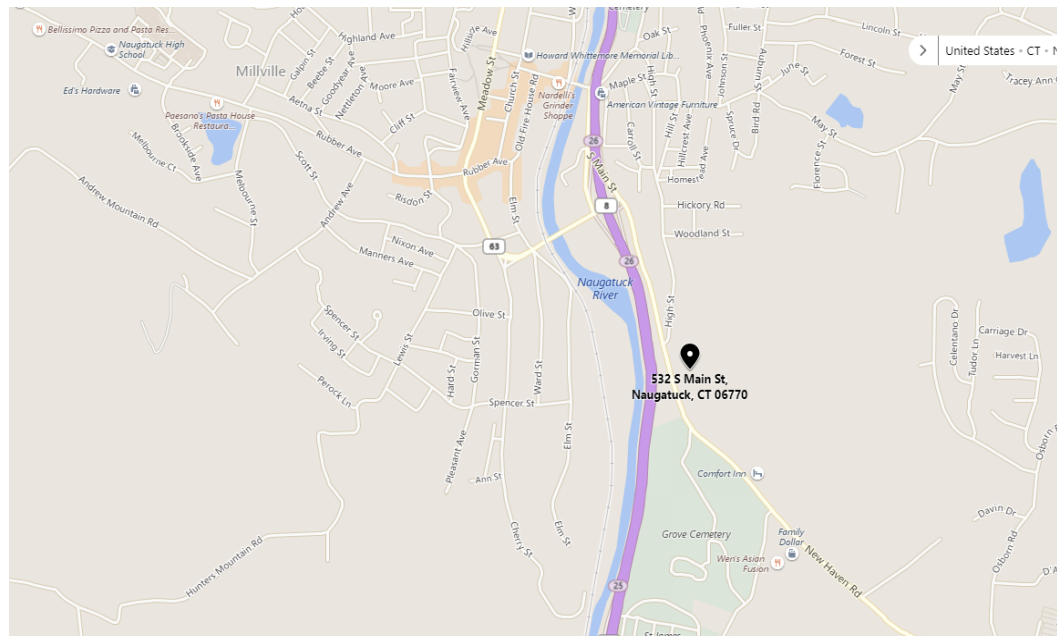
# PROPERTY DATA FORM

PROPERTY ADDRESS	526 & 532 South Main St
CITY, STATE	Naugatuck, CT 06770

BUILDING INFO	526 South Main	532 South Main	MECHANICAL EQUIP.	
Total S/F	3,254	2,254	Air Conditioning	
Number of floors	2	2	Sprinkler / Type	No
Avail S/F	3,254	2,254		
Type of Heat	Gas	Gas		
			<b>OTHER</b>	
			Acres	2.47
Ext. Construction	Stucco	Vinyl	Zoning (Currently)	Residential
Ceiling Height			Parking	Ample
Roof	Asphalt	Asphalt	State Route / Distance To...	
Date Built	1925	1825	<b>TAXES</b>	
			Assessment	\$180,200.00
			Mill Rate	47.67
			Taxes	\$8,590.13
			<b>TERMS</b>	
			Sale	\$475,000.00
<b>UTILITIES</b>				
Sewer	City	City		
Water	City	City		
Gas	Yankee Gas	Yankee Gas		
Electrical	200 Amp			

Rental Income  
535 S. Main St.

Floor 1 - \$750 per mo.  
 Floor 2 - \$850 per mo.



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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# Borough of Naugatuck, Connecticut - Assessment Parcel Map

Parcel Account Number: 057-0001

Address: 532 S MAIN ST





