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# FOR SALE

1429 New Haven Road  
Naugatuck, CT 06770



**1,425 +/- S/F Office Building & Two Car Detached Garage**

**Located on busy New Haven Road (Rt 63)**

**1.1 Acres ( Retail Development Site Possible)**

**Ideal for Professional and or Medical Owner User**

**Reception area, Conference room, break room and 3 offices**

**Asking Price: \$495,000.00**

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.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1429 New Haven Road	
<b>CITY, STATE</b>		Naugatuck, CT 06770	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,425	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,425	Type of Heat	Forced Hot Air
		<b>OTHER</b>	
Interior Construction	Plaster	Acres	1.10
Ext. Construction	Vinyl Siding	Zoning	Residential/Commercial
Ceiling Height	8'	Parking	Ample/ Off Street
Roof	Asphalt	State Route / Distance To...	
Date Built	1943	<b>TAXES</b>	
		Assessment	\$112,330.00
		Mill Rate	48.55
		Taxes	\$5,433.00
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Septic	Sale	\$495,000.00
Water	City		
Oil	Yes		
Electrical	Updated		



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