Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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850 Straits Turnpike, Suite 204
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FOR SALE

26 Hotchkiss Street
Naugatuck, CT

- Fabulously restored mill building with immediate Route 8 access
- Full renovation 2009 with nicely finished offices on the second and third floors
- First floor currently used for storage, plus full dry basement, all with elevator service
- All utilities and on site parking
- Possible Residential conversion
- Owner may consider leasing first and second floor at $7.00 NNN

Offered at : $1,090,000.00

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

PROPERTY ADDRESS	26 Hotchkiss Street
CITY, STATE	Naugatuck. CT 06770

BUILDING INFO

Total S/F	16,500
Number of floors	3 + basement
Avail S/F	16,500
Office Space	11,000 S/F
Total building S/F	22,000 S/F incl. basement
Ext. Construction	Masonry
Ceiling Height	10’
Roof	Rubber (2013)
Date Built	1870
Full Renovation	2009

UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	800 Amp 120/208 V 3 Phase

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	Yes
Type of Heat	Gas
Elevator	Yes

OTHER

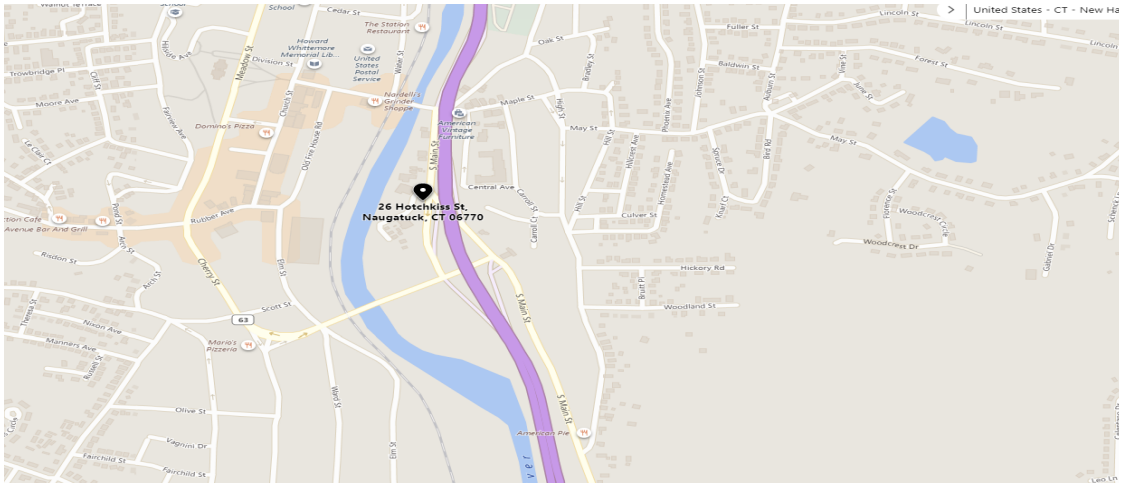
Acres	.38
Zoning	Industrial
Parking	+/- 25
State Route / Distance To…	.1 mile

TAXES

Assessment	$398,420
Mill Rate	48.35
Taxes	$19,263

TERMS

Lease Rate	$7.00 NNN
Sale Price	$1,090,000.00



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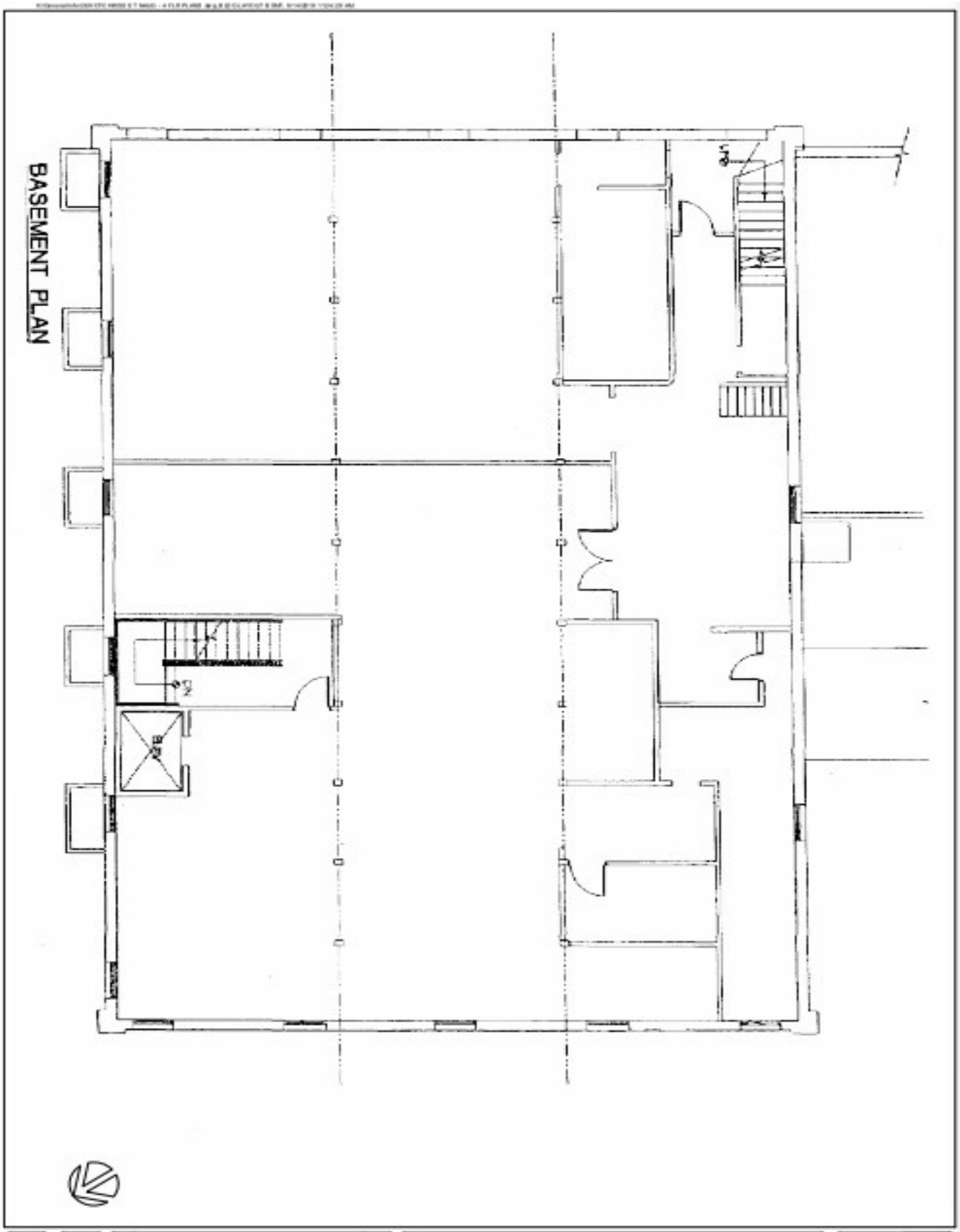
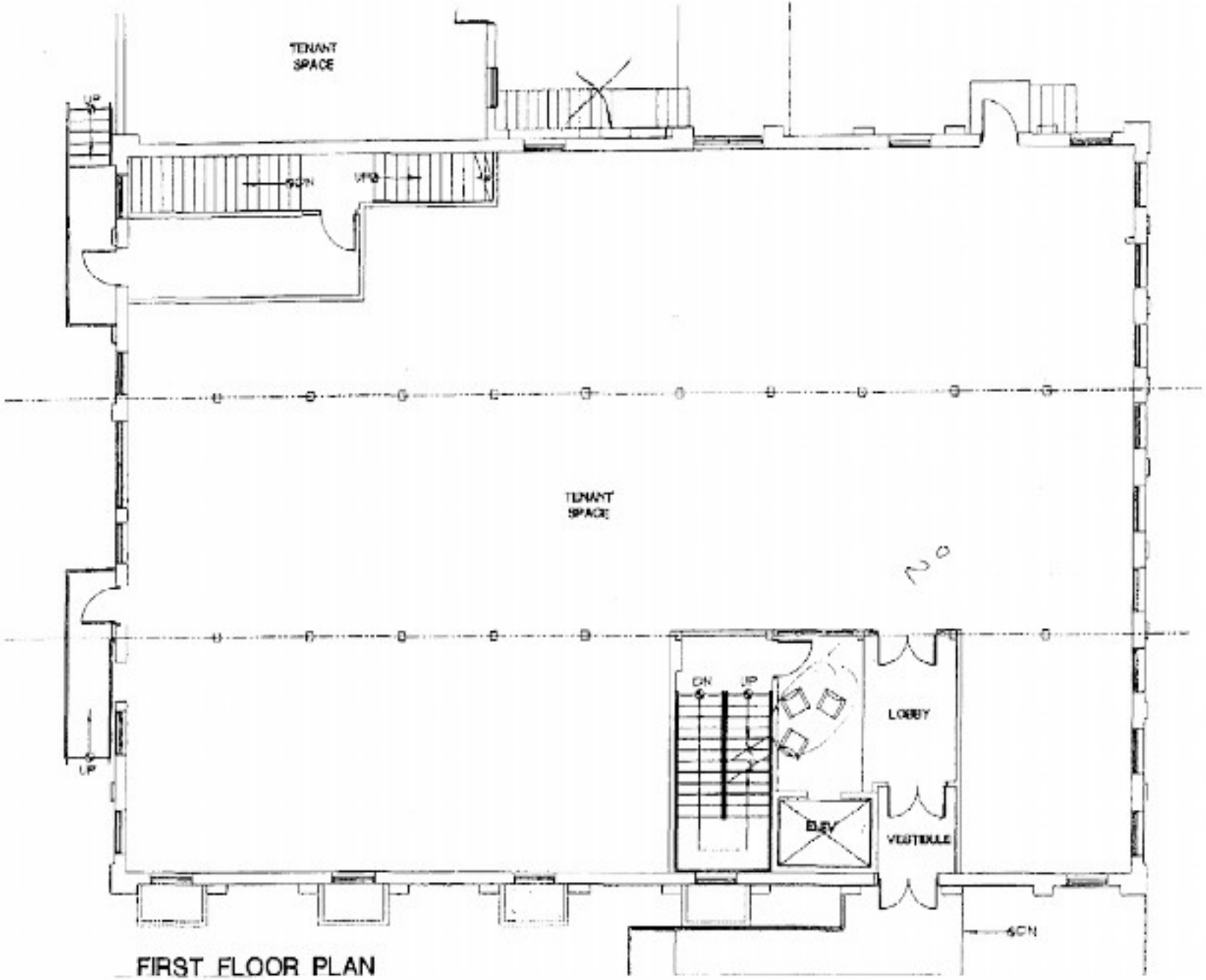


A-0

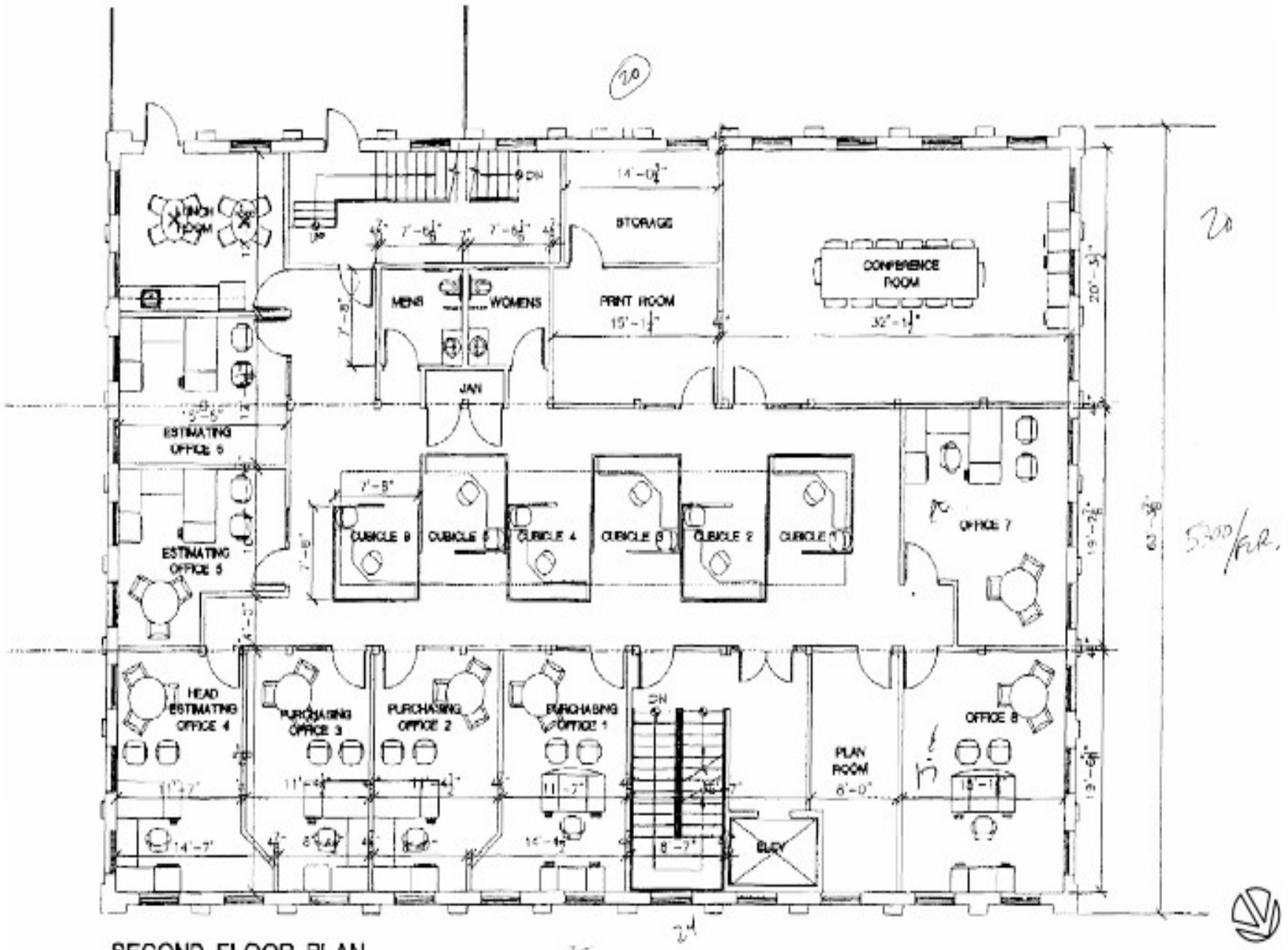
BUILDING LAYOUT

AERIAL OFFICES
26 HOTCHKISS STREET
NAUGATUCK, CT. 06770

AERIAL



FIRST FLOOR PLAN



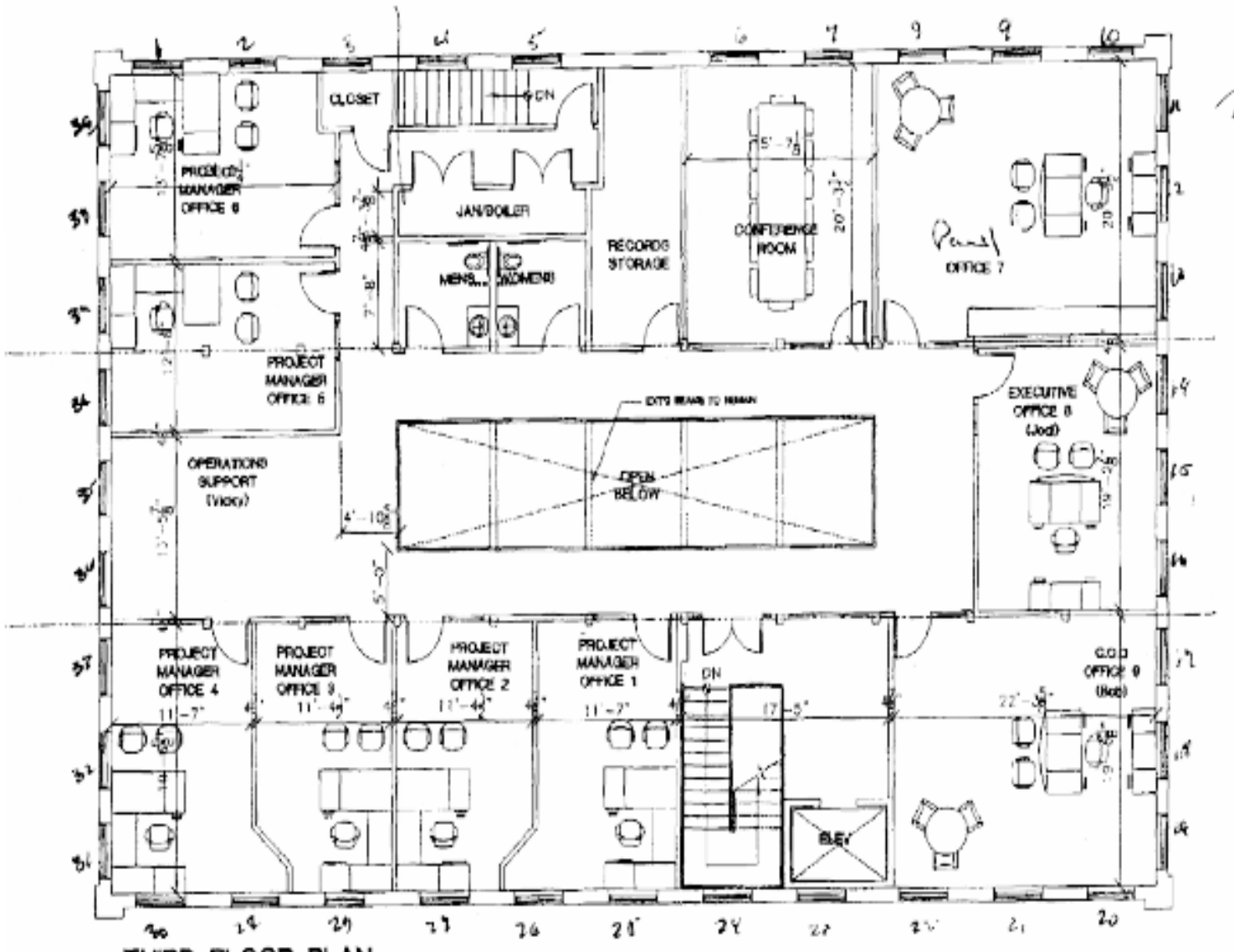
SECOND FLOOR PLAN

AERIAL

AERIAL OFFICES
26 HOTCHKISS STREET
NAUGATUCK, CT. 06770

BUILDING LAYOUT

A-2



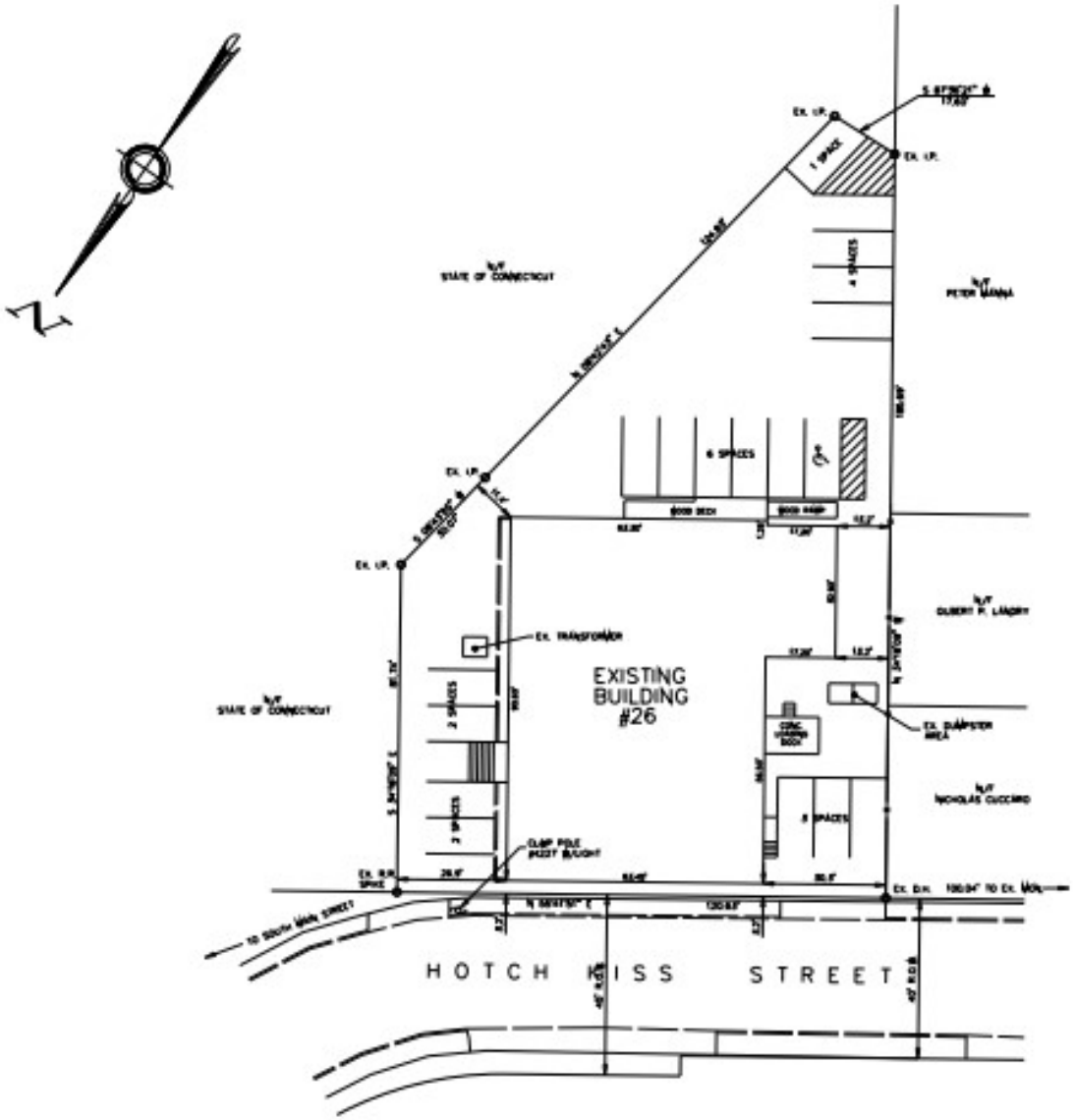
THIRD FLOOR PLAN

AERIAL

AERIAL OFFICES
26 HOTCHKISS STREET
NAUGATUCK, CT 06770

BUILDING LAYOUT

A-3



MAP REFERENCES:

1) "TOWN OF NAUGATUCK, MAP SHOWING LAND TO BE RELEASED TO CHARLES ARSENIA & MARY BARBOLA BY THE STATE OF CONNECTICUT, RELOCATION OF ROUTE 8", SCALE 1"=40', DATED OCTOBER, 1958, PROJECT NO. 41, SERIAL NO. 114.

2) "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, TOWN OF NAUGATUCK, ANSONIA-WATERBURY EXPRESSWAY FROM THE SALEM BRIDGE NORTHERLY TO THE NAUGATUCK-WATERBURY TOWN LINE", SCALE 1"=80', NUMBER 87-10, SHEET NO. 1 OF 5.

3) "MAP OF PROPERTY OWNED BY HOTCHKISS HOLDINGS, INC. HOTCHKISS STREET NAUGATUCK, CONNECTICUT", SCALE: 1"=20', DATED: 11-16-94, BY MEYERS ASSOCIATES, P.C.

4) "MAP SHOWING PROPERTY OF HENRY SOBOLEWSKI & THE ESTATE OF JOHN RICARDO SOUTH MAIN STREET & HOTCHKISS STREET NAUGATUCK, CT. MARCH 5, 2008 SCALE: 1"=40', BY THE OFFICE OF R.J. DESMOSIERS AND ASSOCIATES.

NOTES:

1) TOTAL AREA OF PROPERTY IS 17,467 SQUARE FEET OR 0.40 ACRES.

2) PRESENT ZONE IS B-2.

3) PROPERTY IS IN A FLOOD ZONE DESIGNATION OF A13 PER FLOOD INSURANCE RATE MAP BOROUGH OF NAUGATUCK NEW HAVEN COUNTY, CONNECTICUT COMMUNITY NUMBER 090137 MAP NUMBER 0010 E WITH AN EFFECTIVE DATE OF AUG. 15, 1978 WITH A BASE FLOOD ELEVATION OF 187.0.

SCALE 0' 10' 20' 40' 60'

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY PERFORMED IS A(N) ZONING LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED ON A(N) DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SURVEYOR — 7-16-10 DATE — 17087 REGISTRATION NO.

DATE	REVISION
7-26-10	CHANGE PARKING

NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREON

SCALE: 1"=20'	DATE: 7-16-10
SHEET # 1 OF 1	DRAWN BY: S.A.M.

MAP OF PROPERTY

OWNED BY

HOTCHKISS HOLDINGS, INC.

26 HOTCHKISS STREET

NAUGATUCK, CONNECTICUT

MEYERS ASSOCIATES P.C.

ENGINEERS - SURVEYORS - PLANNERS

60 LADDIN STREET WATERBURY, CONNECTICUT 06702 - (203) 575-0356