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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR SALE

1332-1344 New Haven Road  
Naugatuck, CT

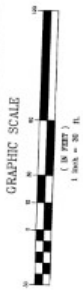


## 1.8 Acres Commercial Parcel

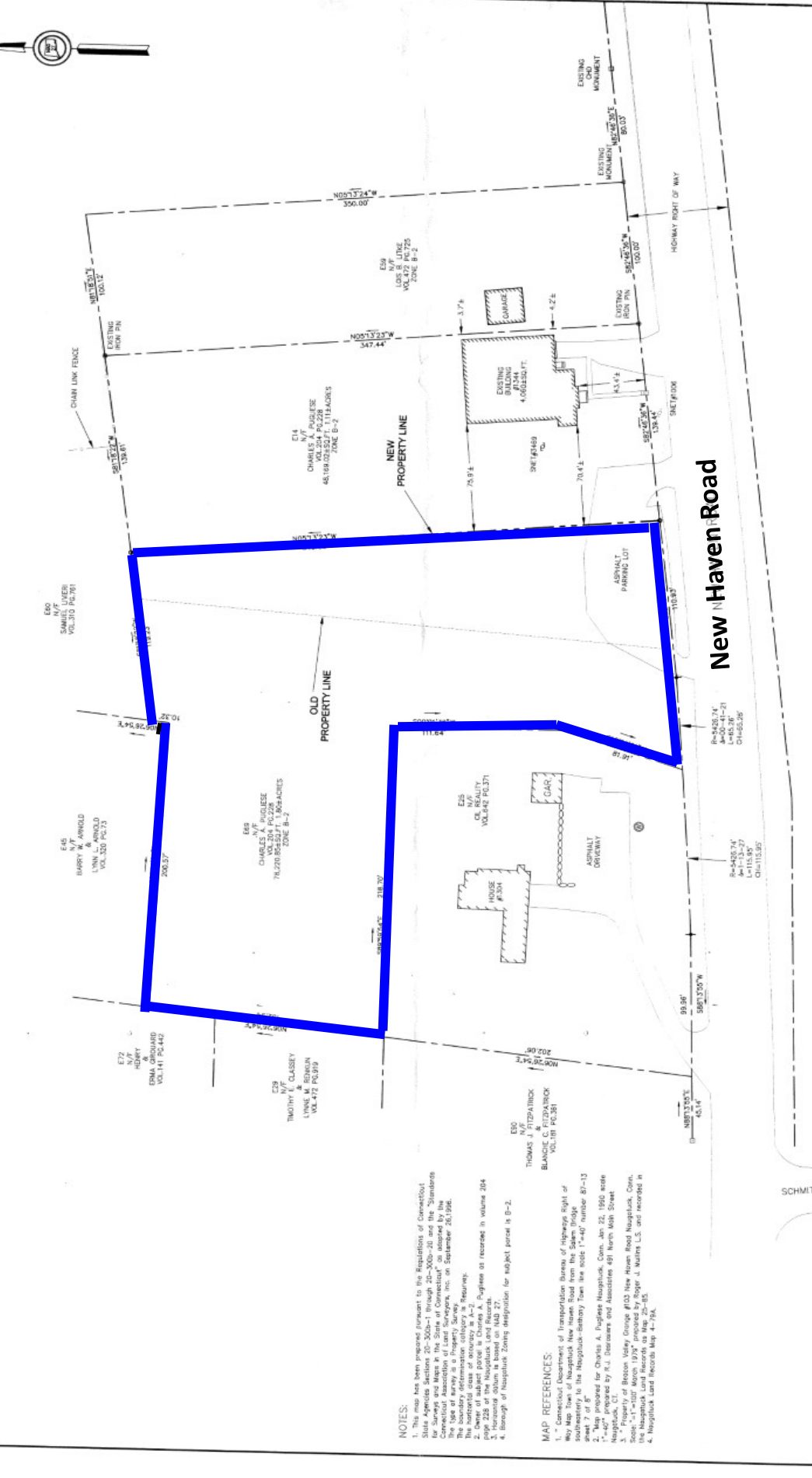
- Great high traffic count location over 18,000 cars daily
- 315 +/- S/F of frontage on State Road RT 63 in Naugatuck
- B-2 commercial zoning with most utilities at or near site
- Suitable for many retail, office or restaurant uses
- Close proximity to Walmart and several other new development sites

**Sale price: \$179,000.00**

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.



- LEGEND**
- PROPERTY LINE
  - OLD PROPERTY LINE
  - NEW PROPERTY LINE
  - EXISTING MONUMENT
  - EXISTING IRON PIN
  - IRON PIN SET TO BE SET
  - ASSESSORS LOT #



**NOTES:**

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-505b-1 through 20-505b-10 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Board of Survey and Mapping, Department of Economic Development and Finance, on September 26, 1996.
2. The secondary determination category is 'Resurvey'.
3. Owner of subject parcel is A-2.
4. Pughes is recorded in volume 204 page 228 of the Naugatuck Land Records.
5. This is based on M&D 27.
6. Through of Naugatuck zoning designation for subject parcel is B-2.

**MAP REFERENCES:**

1. Connecticut Department of Transportation Bureau of Highway Right of Way, Naugatuck New Haven Road from the Salem Bridge southwesterly to the Naugatuck-Elmhurst Turn Lane route 1-447 number 87-13 sheet 7 of 8.
2. Map prepared for Charles A. Pugliese Naugatuck, Conn. Jan 22, 1990 made by R.L. Dierman and Associates 89 North Main Street Naugatuck, CT.
3. Property of Boston Valley Garage #102 New Haven Road Naugatuck, Conn. Scale 1"=100' March 1974 prepared by Roger J. Mulvan, L.S. and recorded in Naugatuck Land Records Map 44-79A.
4. Naugatuck Land Records Map 44-79A.

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THE SURVEY CONTAINED IN THE STATEMENT OF A LAND SURVEYER HAS BEEN MADE IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEY AND MAPPING IN THE STATE OF CONNECTICUT AND I AM A MEMBER OF THE PROFESSION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996."

CHARLES A. PUGLIESE  
 Surveyor  
 1344 New Haven Road  
 Naugatuck, Connecticut 06460

REVISIONS	NO.	DATE	DESCRIPTION	BY

PROPERTY SURVEY  
 SHOWING PROPERTY LINE REVISION  
 PREPARED FOR  
 CHARLES PUGLIESE

1344 NEW HAVEN ROAD - ROUTE 63  
 NAUGATUCK, CONNECTICUT

SCALE 1"=30'  
 DRAWN BY: JR  
 SHEET 1 OF 1

DRAWING PROJECT #  
 03-279-1344

ROUPE SURVEYING LLC  
 148 NEW HAVEN ROAD  
 NAUGATUCK, CONNECTICUT 06460-2223-3650



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