



CONTACT: BRIAN GODIN OR
MARY BUCKLEY
E-mail: bgodinPB@gmail.com
Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100

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 (RTE 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: \$380,000.00

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		1429 New Haven Road	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
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
		OTHER	
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	TAXES	
		Assessment	\$112,330.00
		Mill Rate	48.55
		Taxes	\$5,433.00
		TERMS	
		Sale	\$380,000.00
UTILITIES			
Sewer	Septic		
Water	City		
Oil	Yes		
Electrical	Updated		



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Borough of Naugatuck, Connecticut - Assessment Parcel Map
Parcel Account Number: 004-9100
Address 1429 NEW HAVEN RD



208-23E49-001H
 208-23E48-001G
 208-23E47-001F
 208-23E46-001E1E
 208-23E45-001D1D
 208-23E44-001C1C
 208-23E43-001B
 208-23E42-001A

HORTON HILL RD

NEW HAVEN RD / S MAIN ST (ROUTE 63)

BOWMAN DR

MARGARET CIR

R-16E37
 # 1405
 0.73 Ac

R-16E20
 # 1419
 1.59 Ac

R-16E4
 # 1429
 1.1 Ac

R-16E28
 # 1435
 0.69 Ac

OLD 83-16E25.5
 # 7
 0.42 Ac

R-16E32
 # 1441
 0.39 Ac

OLD 82-71E47-37
 # 59
 0.85 Ac

OLD 82-71E48-36
 # 43
 0.91 Ac

OLD 83-71E49-35
 # 29
 0.91 Ac

OLD 83-71E50-34
 # 7
 1.02 Ac



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 March 2017