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FOR SALE

1435 New Haven Road
Naugatuck, CT 06770



1,384 +/- S/F Office Building & Two Car Detached Garage

Located on busy New Haven Road (Route 63)

.69 Acres (Retail Development Site Possible)

Ideal for Professional and or Medical Owner User

Asking Price: \$310,000.00

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

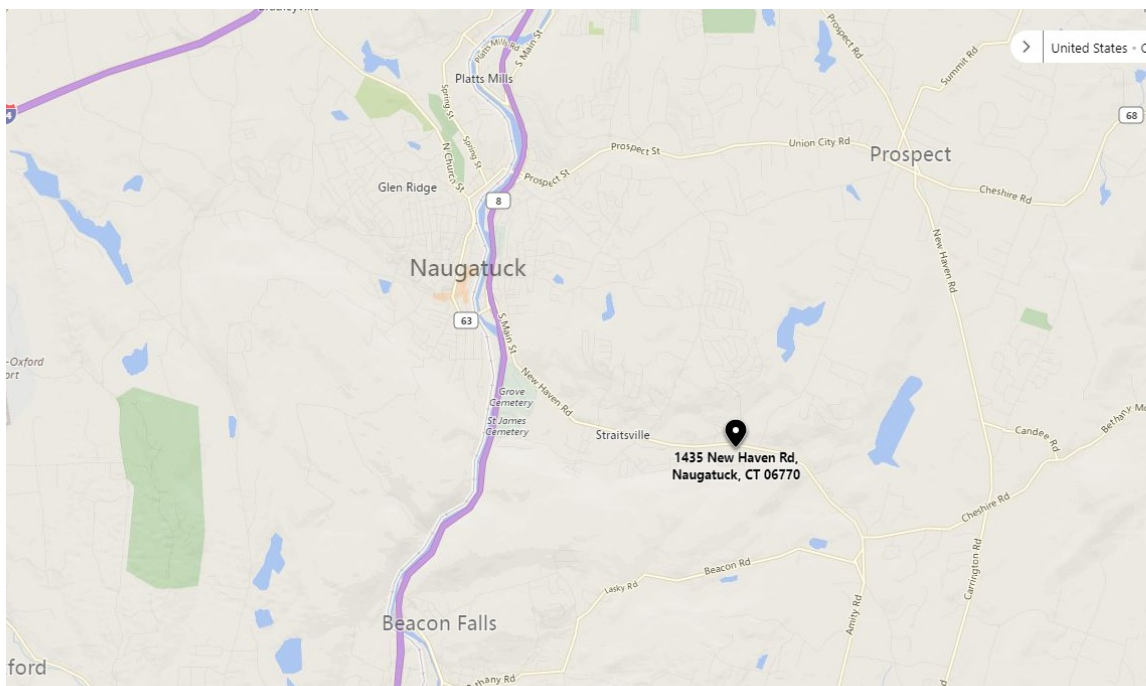
PROPERTY ADDRESS 1435 New Haven Road

CITY, STATE Naugatuck, CT 06770

BUILDING INFO MECHANICAL EQUIP.

Total S/F	1384	Air Conditioning	No
Number of floors	2	Sprinkler / Type	No
Avail S/F	1384	Type of Heat	Forced Hot Air
		OTHER	
Interior Construction	Plaster	Acres	.69
Ext. Construction	Vinyl Siding	Zoning	Residential/Commercial
Ceiling Height	8'	Parking	Ample/ Off Street
Roof	A	State Route / Distance To...	
Date Built	1932	TAXES	

UTILITIES		Assessment	\$71,160.00
Sewer	Septic	Mill Rate	48.55
Water	City	Taxes	\$3,454.82
Oil	Yes	TERMS	
Electrical		Sale	\$310,000.00



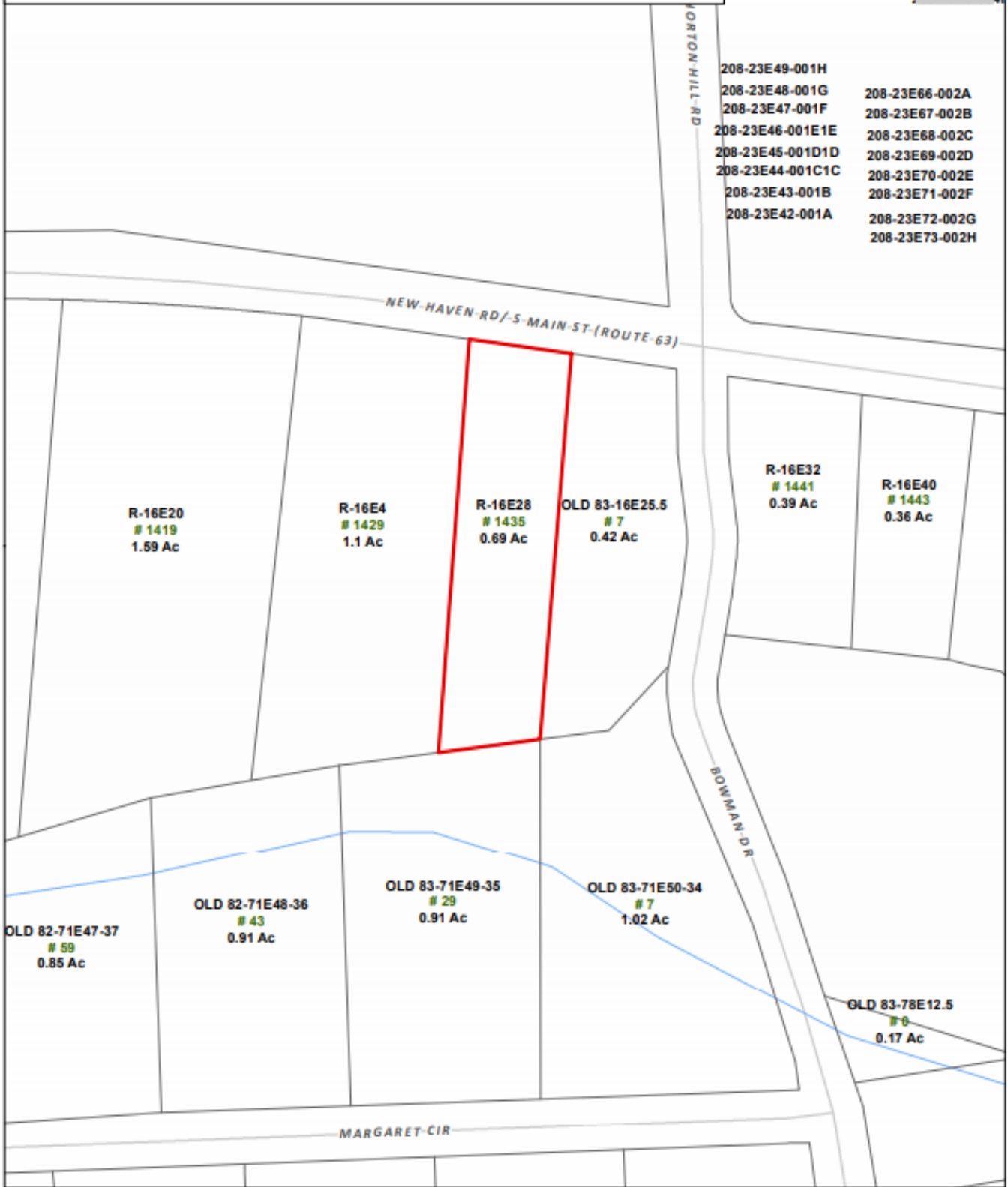
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Borough of Naugatuck, Connecticut - Assessment Parcel Map
Parcel Account Number: 039-0400
Address: 1435 NEW HAVEN RD

208-23E52-003C
 208-23E51-003B
 208-23E50-003A



208-23E49-001H
 208-23E48-001G
 208-23E47-001F
 208-23E46-001E1E
 208-23E45-001D1D
 208-23E44-001C1C
 208-23E43-001B
 208-23E42-001A
 208-23E66-002A
 208-23E67-002B
 208-23E68-002C
 208-23E69-002D
 208-23E70-002E
 208-23E71-002F
 208-23E72-002G
 208-23E73-002H



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