

# FOR SALE

7 Bowman Drive  
Naugatuck, CT 06770



**1,420 +/- S/F Ranch House**

**Great location on a busy corner of New haven Road &  
Bowman Drive**

**.42 Acres ( Retail Development Site Possible)**

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

**Asking Price: \$305,000.00**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 7 Bowman Drive

**CITY, STATE** Naugatuck, CT 06770

## BUILDING INFO

Total S/F	1,420
Number of floors	1
Avail S/F	1,420
Interior Construction	Plaster
Ext. Construction	Vinyl Siding
Ceiling Height	8'
Roof	Asphalt
Date Built	1943

## UTILITIES

Sewer	Septic
Water	City
Oil	
Electrical	

## MECHANICAL EQUIP.

Air Conditioning	
Sprinkler / Type	
Type of Heat	

## OTHER

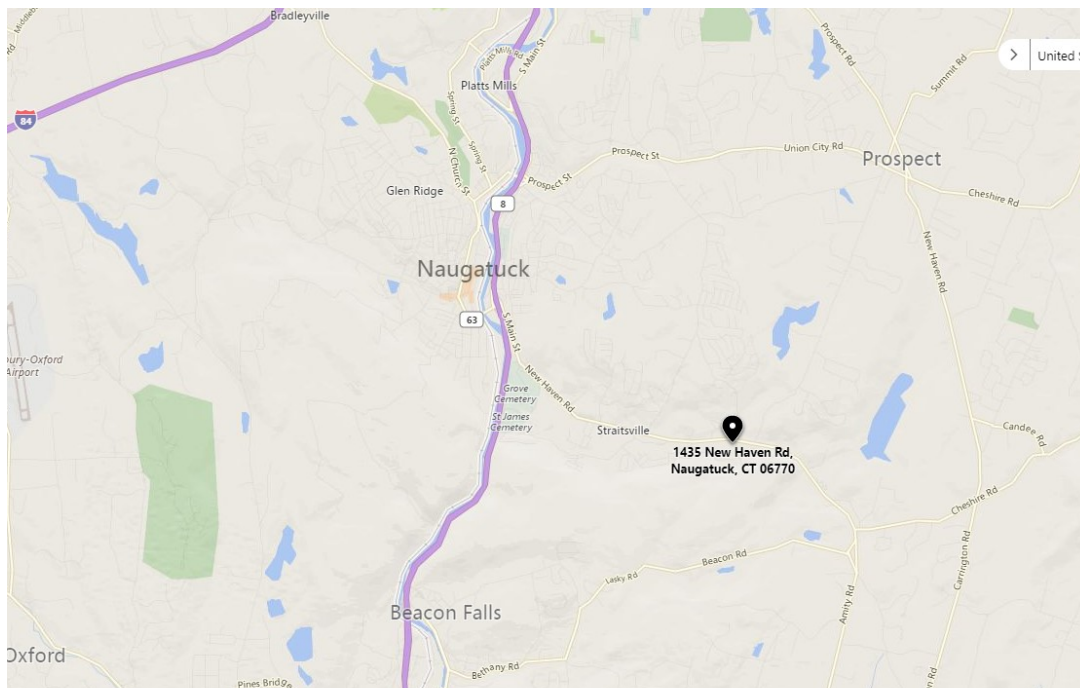
Acres	.42
Zoning	Residential/Commercial
Parking	Ample/ Off Street
State Route / Distance To...	

## TAXES

Assessment	\$119,740.00
Mill Rate	48.55
Taxes	\$5,813.37

## TERMS

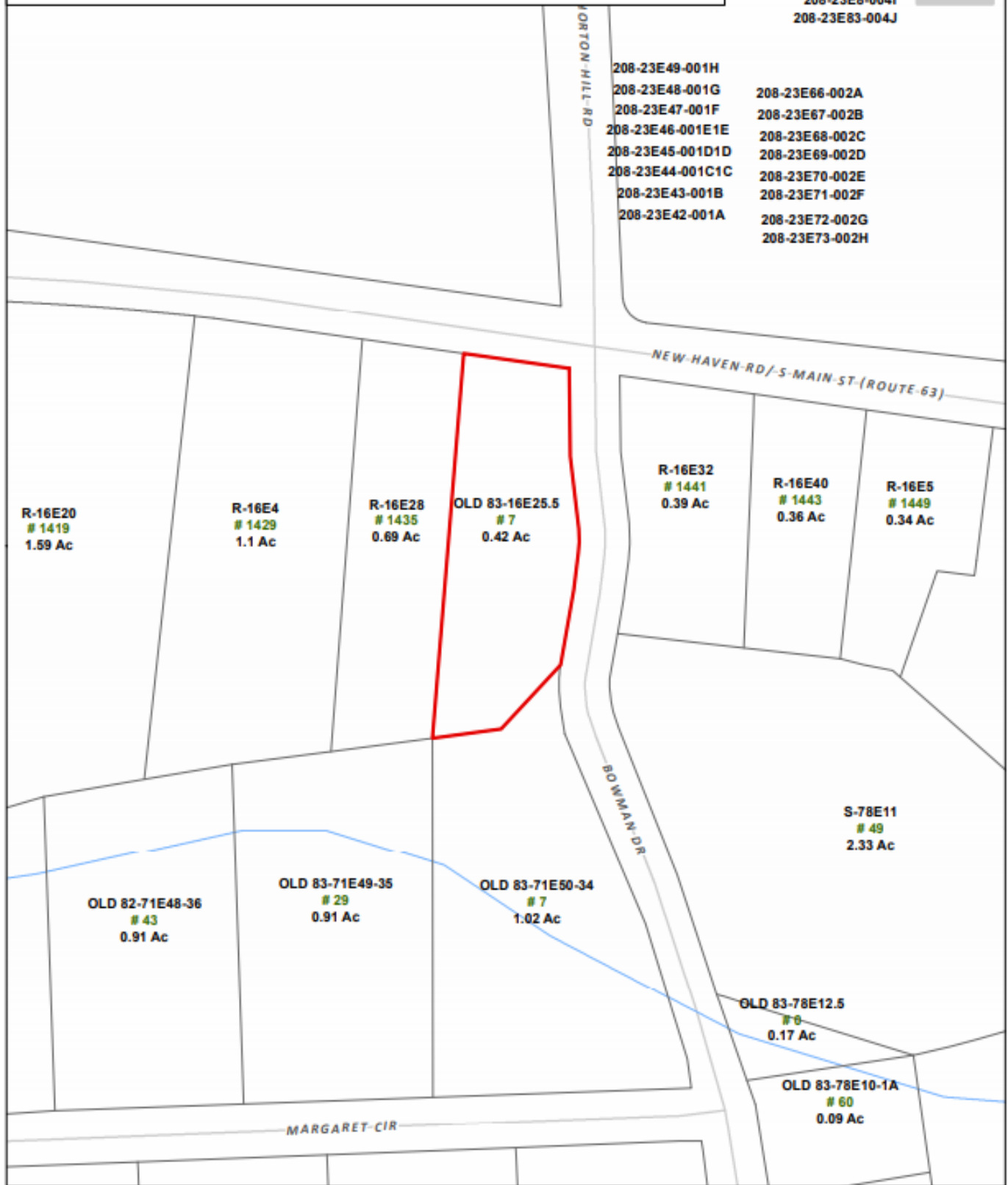
Sale	\$305,000.00
------	--------------



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.

**Borough of Naugatuck, Connecticut - Assessment Parcel Map**  
**Parcel Account Number: 007-0001**  
**Address: 7 BOWMAN DR**

-003C 208-23E78-004  
 003B 208-23E79-004  
 003A 208-23E80-004G  
 208-23E81-004H  
 208-23E8-004I  
 208-23E83-004J



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**