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FOR SALE/LEASE

23 Cedar Street Naugatuck, CT



Great Office or Retail Location Downtown
Work Rent Free
Close to all town amenities
Perfect for small professional uses: Attorney, Accountant, Insurance
or any retail type use
1,100 S/F Space with bathroom and breakroom

Sale price: \$240,000.00 Lease rate: \$1,350 Gross + utilities

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	23 Cedar Street
CITY, STATE	Nauagtuck, CT

BUILDING INFO		MECHANICAL EQUIP.	
BUILDING INI C		MECHANICAL EQUIP.	
Total S/F	2,500	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,100	Type of Heat	Forced hot air/ Radiant
Office space	1,100	OTHER	
		Acres	
Ext. Construction	Brick	Zoning	
Ceiling Height	9'	Parking	Ample
Roof	Rubber	State Route / Distance To	
Date Built	1940	TAXES	
		Assessment	\$189,820.00
UTILITIES		Mill Rate	47.67
Sewer	City	Taxes	\$9,477.75
Water	City	TERMS	
Gas / Oil	Oil	Sale	\$240,000.00
Electrical	200 Amps	Lease rate	\$1,350.00 + utilities

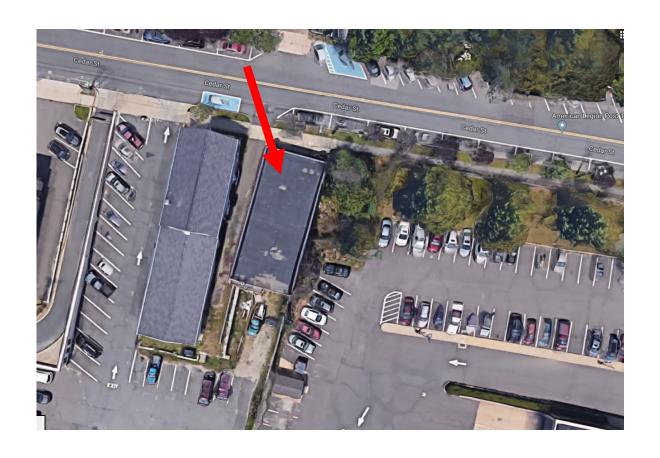


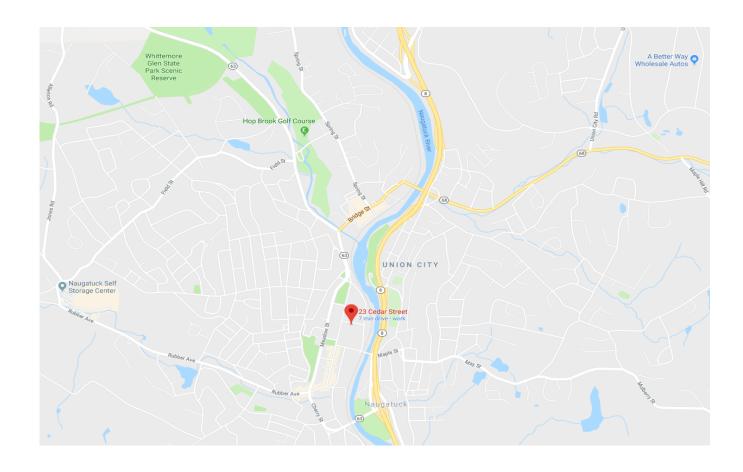
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23-25	Codar Street				rev 06-17-19	
	Naugatuck, CT					
Income/Expense	,					
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Unit	lenant	Description	Lease	Utilities	Ierm	
23	Vacant	1100 sf off/retail	\$1,350	des		
25	Salon	1300 sf salon	\$ 1,550.00	sep	3rd of 10 year/ \$100 month annual	
Basement	Sign company	2000 Sf +/-	\$ 400.00	Sep	Month to month /long term occup	
		Totals	\$ 3 300 00			
			20000000			
	Annual Exnenses					
	Aillinai Lypelises	1				
	Taxes	\$ 9,477.75				
	Insurance	\$ 1,200.00				
	Utilities	\$ -	separate			
	Maintenance					
	Total Expenses	\$ 10,677.75				
		Breakout	Potential			
	Combined Leases	\$ 23,400.00	39600			
	Minus Expenses	\$10,677.75	10677.75			
	Net Operating Income	\$12,722.25	28922.25			
	Asking Price:	CAP Rate	Potential			
	\$240,000.00	5.30%	12.10%			