

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

PROPERTY DATA FORM

PROPERTY ADDRESS		23 Cedar Street	
CITY, STATE		Nauagtuck, CT	
BUILDING INFO		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
		Mill Rate	47.67
		Taxes	\$9,477.75
UTILITIES		TERMS	
Sewer	City	Sale	\$240,000.00
Water	City	Lease rate	\$1,350.00 + utilities
Gas / Oil	Oil		
Electrical	200 Amps		



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