

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: \$355,000.00

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 |

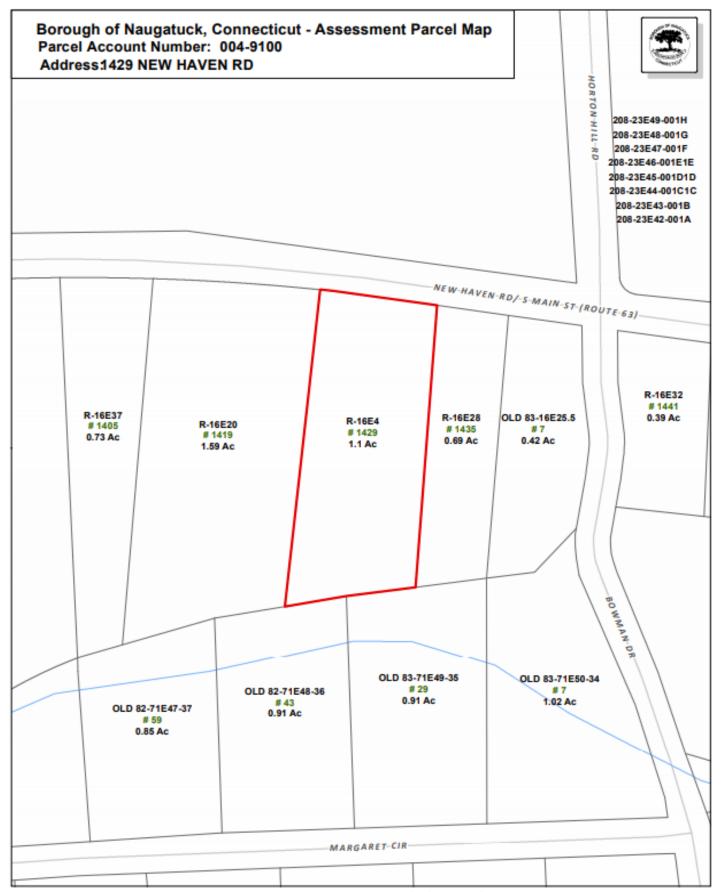
| BUILDING INFO | | MECHANICAL EQUIP. | |
|-----------------------|--------------|------------------------|------------------------|
| Total S/F | 1,425 | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler / Type | No |
| Avail S/F | 1,425 | Type of Heat | Forced Hot Air |
| | | OTHER | |
| 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 | То |
| Date Built 1943 | | TAXES | |
| | | Assessment | \$112,330.00 |
| UTILITIES | | Mill Rate | 48.55 |
| Sewer | Septic | Taxes | \$5,433.00 |
| Water | City | TERMS | |
| Oil | Yes | Sale | \$355,000.00 |
| Electrical | Updated | | |



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