

# FOR SALE

26 Hotchkiss Street  
Naugatuck, CT

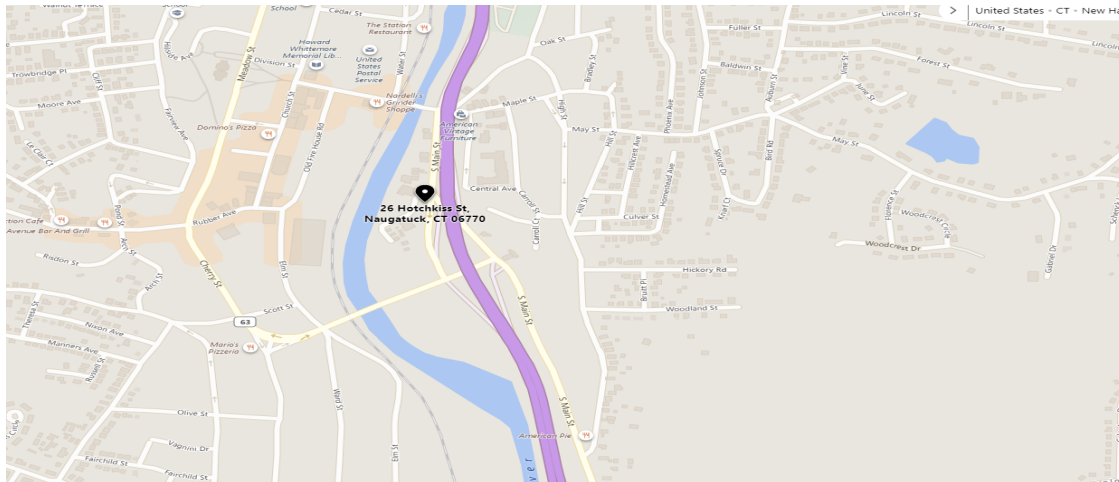


- **Fabulously restored mill building with immediate Route 8 access**
- **Full renovation 2009 with nicely finished offices on the second and third floors**
- **First floor currently used for storage, plus full dry basement, all with elevator service**
- **All utilities and on site parking**
- **Possible Residential conversion**
- **Owner may consider leasing first and second floor at \$7.00 NNN**

**Offered at : \$898,000.00**

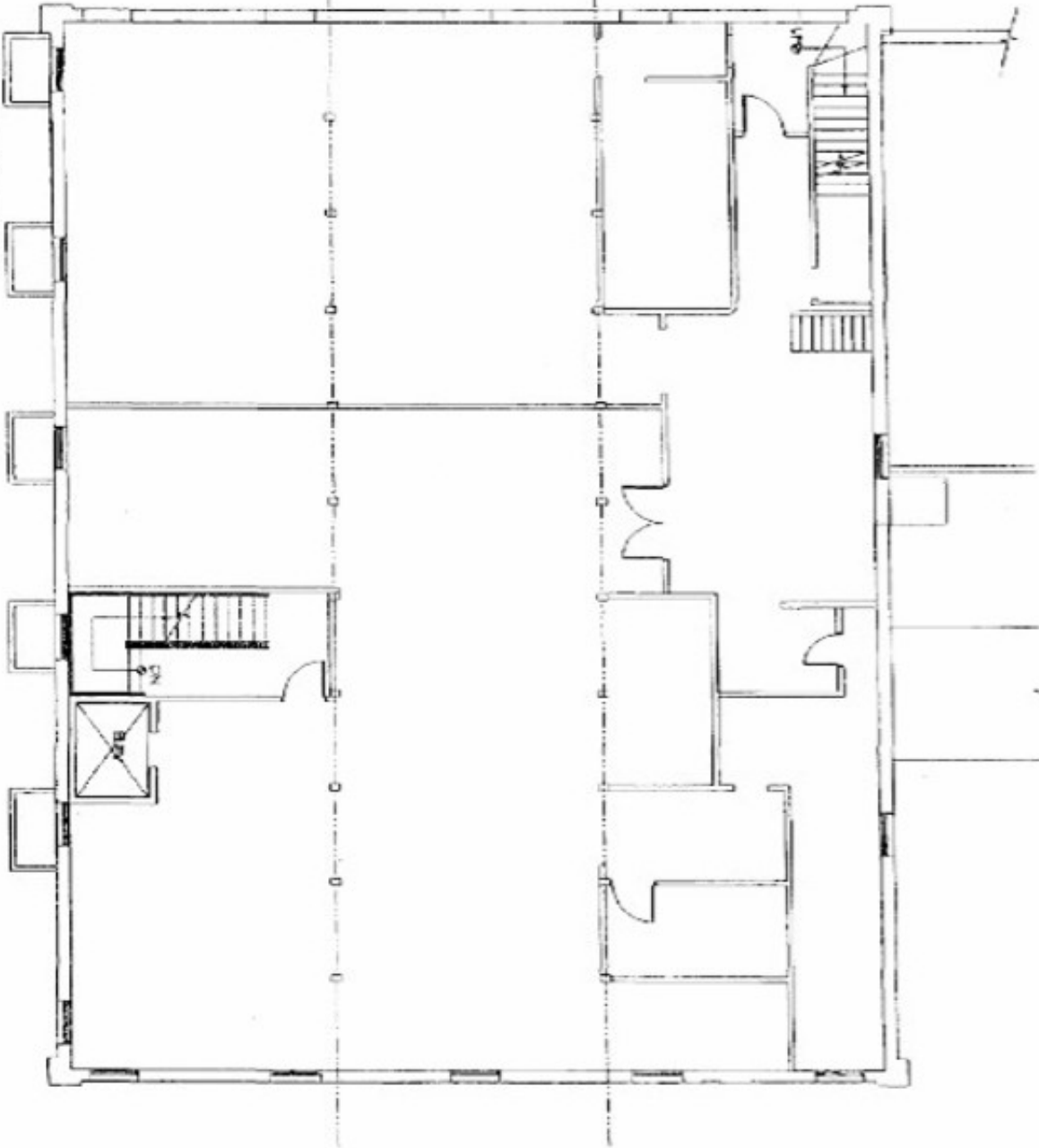
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		26 Hotchkiss Street	
<b>CITY, STATE</b>		Naugatuck. CT 06770	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	16,500	Air Conditioning	Yes
Number of floors	3 + basement	Sprinkler / Type	Yes
Avail S/F	16,500	Type of Heat	Gas
Office Space	11,000 S/F	Elevator	Yes
Total building S/F	22,000 S/F incl. basement	<b>OTHER</b>	
Ext. Construction	Masonry	Acres	.38
Ceiling Height	10'	Zoning	Industrial
Roof	Rubber (2013)	Parking	+/- 25
Date Built	1870	State Route / Distance To...	.1 mile
Full Renovation	2009	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$450,500.00
Sewer	Yes	Mill Rate	47.25
Water	Yes	Taxes	\$21,286.14
Gas	Yes	<b>TERMS</b>	
Electrical	800 Amp 120/208 V 3 Phase	Lease Rate	\$7.00 NNN
		Sale Price	\$898,000.00



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.

BASEMENT PLAN



A-0

BUILDING  
LAYOUT

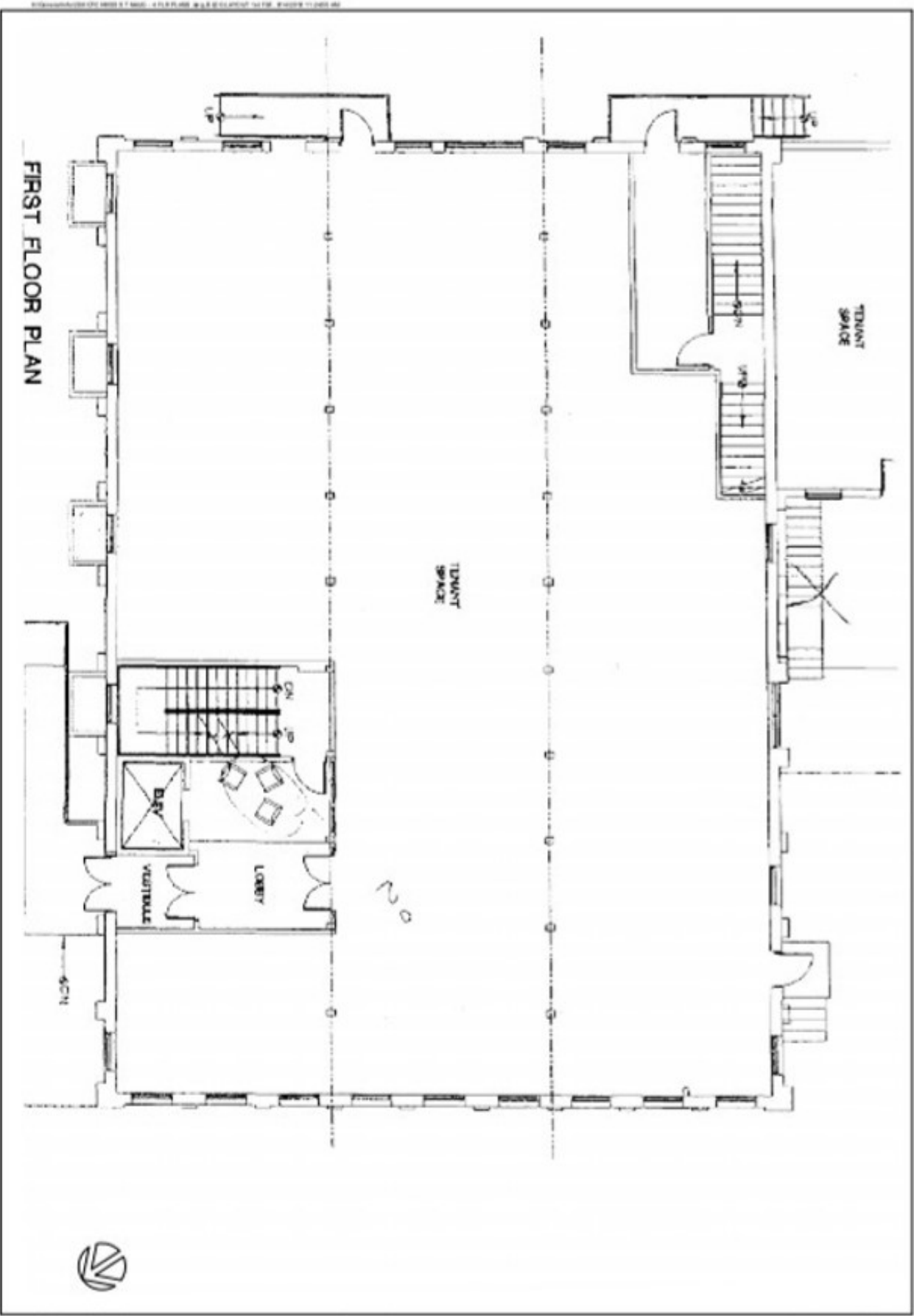
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

AERIAL OFFICES  
26 HOTCHKISS STREET  
NAUGATUCK, CT. 06770

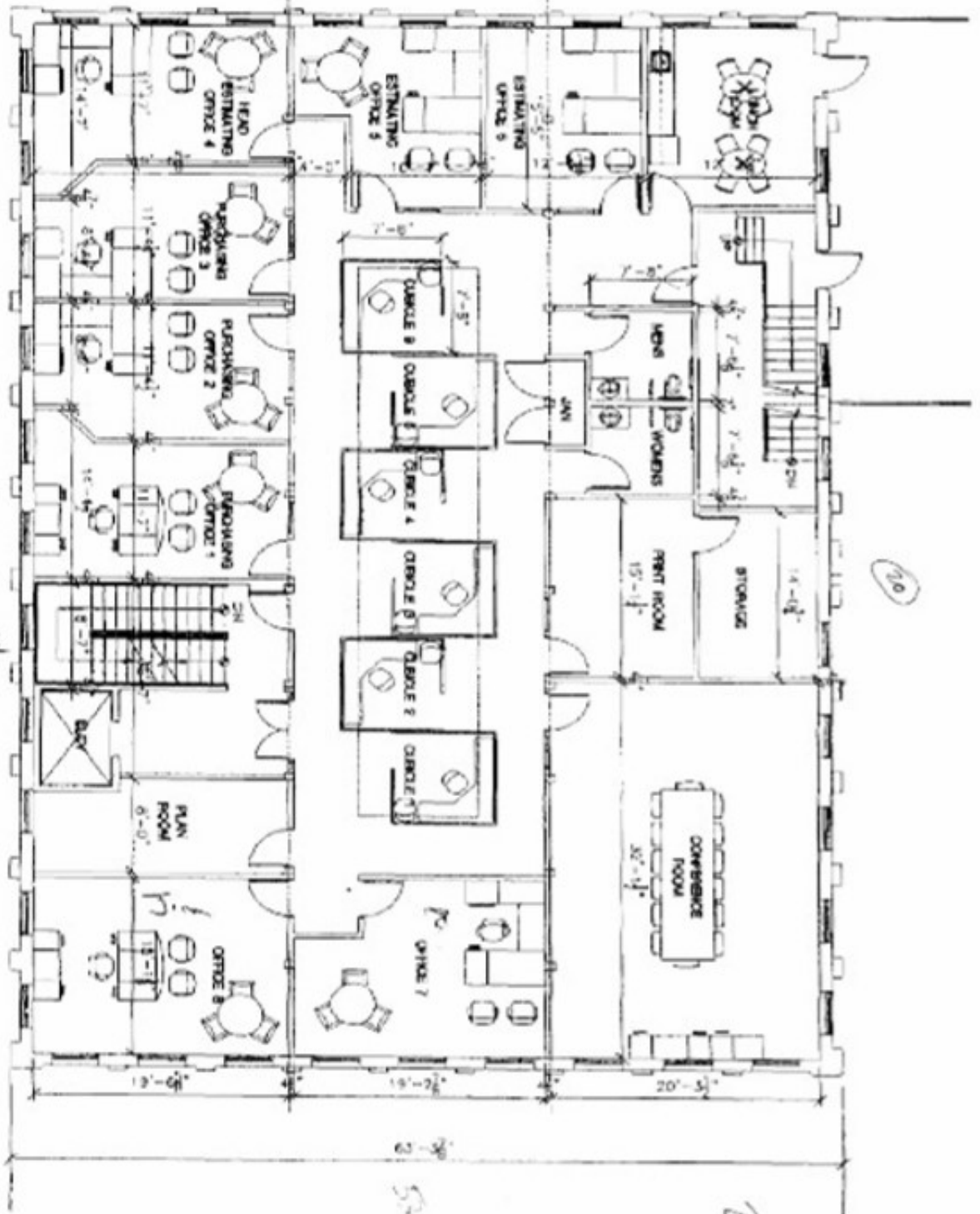


ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT  
MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM  
OR BY ANY MEANS  
WITHOUT THE WRITTEN  
CONSENT OF AERIAL OFFICES

FIRST FLOOR PLAN



SECOND FLOOR PLAN



A-2

BUILDING  
LAYOUT

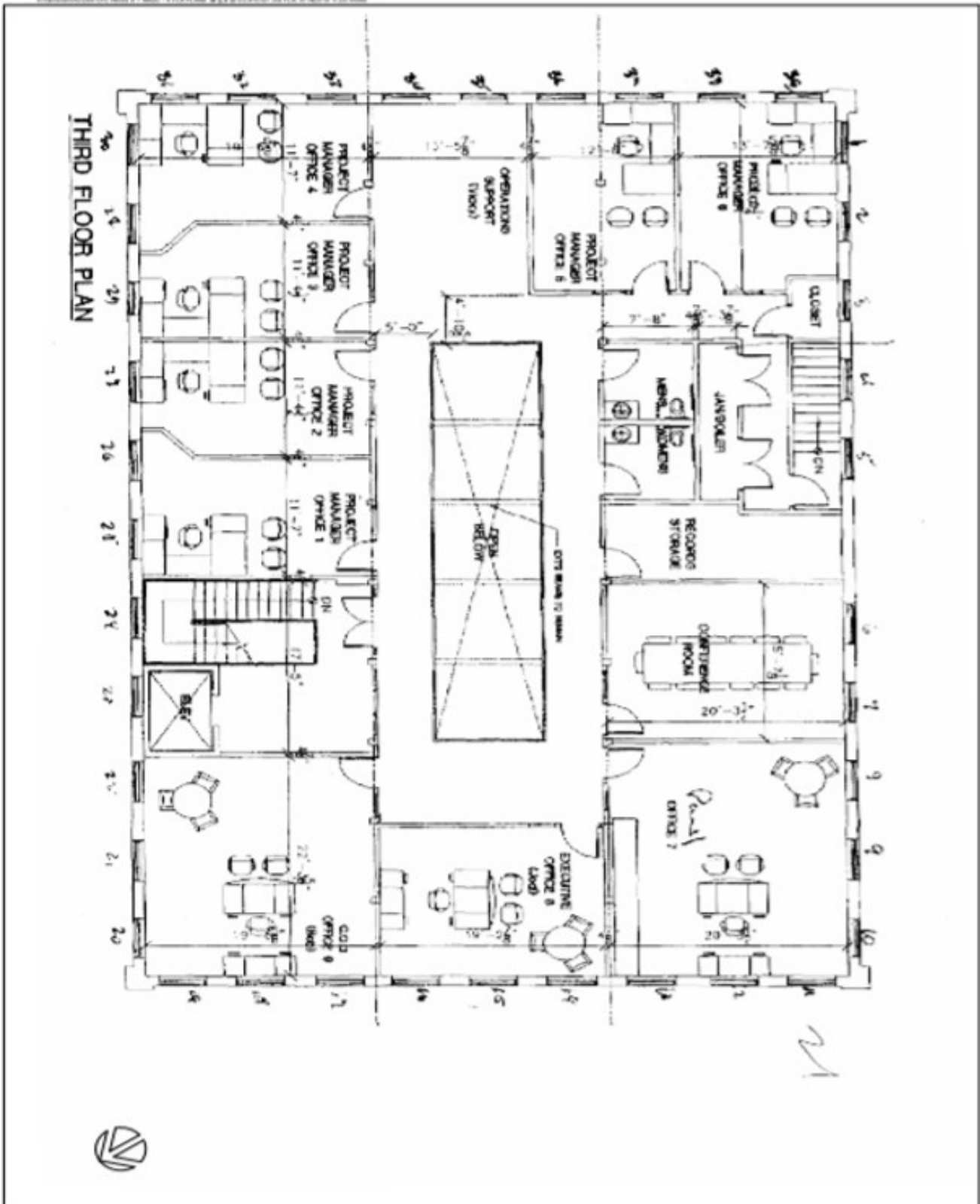
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/11
2	ISSUED FOR PERMITS	11/11/11
3	ISSUED FOR PERMITS	11/11/11
4	ISSUED FOR PERMITS	11/11/11
5	ISSUED FOR PERMITS	11/11/11

AERIAL OFFICES  
26 HOTCHKISS STREET  
NAUGATUCK, CT. 06770



ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
PLANNING  
CONSTRUCTION MANAGEMENT





THIRD FLOOR PLAN

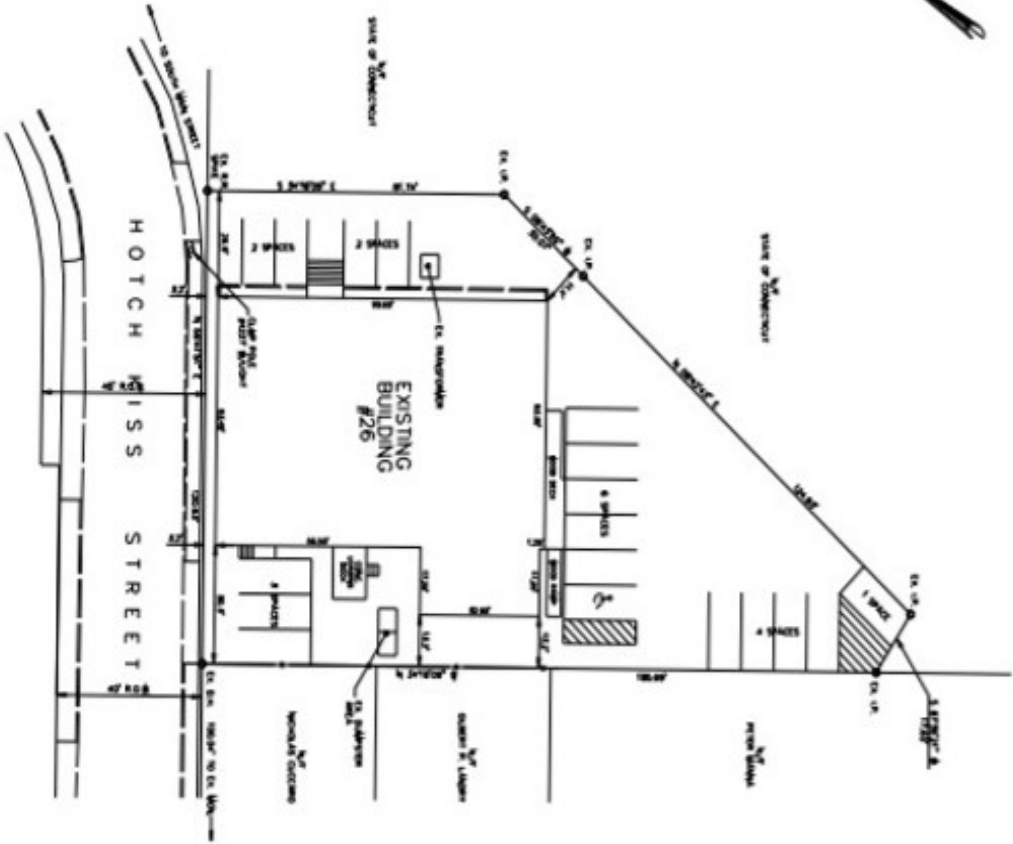
A-3

BUILDING  
LAYOUT

NO. 1000	NO. 1001	NO. 1002	NO. 1003	NO. 1004	NO. 1005	NO. 1006	NO. 1007	NO. 1008	NO. 1009	NO. 1010	NO. 1011	NO. 1012	NO. 1013	NO. 1014	NO. 1015	NO. 1016	NO. 1017	NO. 1018	NO. 1019	NO. 1020	

AERIAL OFFICES  
26 HOTCHKISS STREET  
NAUGATUCK, CT. 06770

**AERIAL**  
ARCHITECTS  
2000 WASHINGTON STREET  
SUITE 200  
HARTFORD, CT 06103  
TEL: 860-234-1111  
WWW.AERIALARCHITECTS.COM



**SURVEY NOTES:**  
 THIS SURVEY WAS FOR AND WITH REGARD TO A CONVERSION FROM RESIDENTIAL TO COMMERCIAL PURPOSES OF AN EXISTING BUILDING AT 26 HOTCHKISS STREET, NORTON, CONNECTICUT. THIS SURVEY WAS CONDUCTED BY MR. JAMES J. MCNEIL, SURVEYOR, ON BEHALF OF MEYERS ASSOCIATES P.C. ALL DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE AS SHOWN BY FIELD MEASUREMENTS AND BY THE RECORDS OF MEYERS ASSOCIATES P.C. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MEYERS ASSOCIATES P.C.

DATE: 7-18-18  
 SURVEYOR: JAMES J. MCNEIL, SURVEYOR  
 REGISTERED PROFESSIONAL ENGINEER NO. 10785

DATE	CONTRACT NUMBER	REVISION

SCALE: 1" = 30' DATE: 7-18-18  
 SHEET # 1 OF 1 DRAWN BY: J.A.M.  
 MAP OF PROPERTY OWNED BY:  
**HOTCHKISS HOLDINGS, INC.**  
 26 HOTCHKISS STREET  
 NORTON, CONNECTICUT  
 DRAWN BY:  
**MEYERS ASSOCIATES P.C.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 40 LARSON STREET WATSONVILLE, CONNECTICUT 06897-0000  
 (203) 839-0384

- MAP REFERENCES:**
- 1) TOWN OF NORTON, THE RECORDING LAW TO BE APPLIED TO CONVEYANCES TO CONVEY PROPERTY TO THE STATE OF CONNECTICUT, REVISION OF 2011, § 36A-1, § 36A-2, § 36A-3, § 36A-4, § 36A-5, § 36A-6, § 36A-7, § 36A-8, § 36A-9, § 36A-10, § 36A-11, § 36A-12, § 36A-13, § 36A-14, § 36A-15, § 36A-16, § 36A-17, § 36A-18, § 36A-19, § 36A-20, § 36A-21, § 36A-22, § 36A-23, § 36A-24, § 36A-25, § 36A-26, § 36A-27, § 36A-28, § 36A-29, § 36A-30, § 36A-31, § 36A-32, § 36A-33, § 36A-34, § 36A-35, § 36A-36, § 36A-37, § 36A-38, § 36A-39, § 36A-40, § 36A-41, § 36A-42, § 36A-43, § 36A-44, § 36A-45, § 36A-46, § 36A-47, § 36A-48, § 36A-49, § 36A-50, § 36A-51, § 36A-52, § 36A-53, § 36A-54, § 36A-55, § 36A-56, § 36A-57, § 36A-58, § 36A-59, § 36A-60, § 36A-61, § 36A-62, § 36A-63, § 36A-64, § 36A-65, § 36A-66, § 36A-67, § 36A-68, § 36A-69, § 36A-70, § 36A-71, § 36A-72, § 36A-73, § 36A-74, § 36A-75, § 36A-76, § 36A-77, § 36A-78, § 36A-79, § 36A-80, § 36A-81, § 36A-82, § 36A-83, § 36A-84, § 36A-85, § 36A-86, § 36A-87, § 36A-88, § 36A-89, § 36A-90, § 36A-91, § 36A-92, § 36A-93, § 36A-94, § 36A-95, § 36A-96, § 36A-97, § 36A-98, § 36A-99, § 36A-100.
  - 2) TOWN OF NORTON, THE RECORDING LAW TO BE APPLIED TO CONVEYANCES TO CONVEY PROPERTY TO THE STATE OF CONNECTICUT, REVISION OF 2011, § 36A-1, § 36A-2, § 36A-3, § 36A-4, § 36A-5, § 36A-6, § 36A-7, § 36A-8, § 36A-9, § 36A-10, § 36A-11, § 36A-12, § 36A-13, § 36A-14, § 36A-15, § 36A-16, § 36A-17, § 36A-18, § 36A-19, § 36A-20, § 36A-21, § 36A-22, § 36A-23, § 36A-24, § 36A-25, § 36A-26, § 36A-27, § 36A-28, § 36A-29, § 36A-30, § 36A-31, § 36A-32, § 36A-33, § 36A-34, § 36A-35, § 36A-36, § 36A-37, § 36A-38, § 36A-39, § 36A-40, § 36A-41, § 36A-42, § 36A-43, § 36A-44, § 36A-45, § 36A-46, § 36A-47, § 36A-48, § 36A-49, § 36A-50, § 36A-51, § 36A-52, § 36A-53, § 36A-54, § 36A-55, § 36A-56, § 36A-57, § 36A-58, § 36A-59, § 36A-60, § 36A-61, § 36A-62, § 36A-63, § 36A-64, § 36A-65, § 36A-66, § 36A-67, § 36A-68, § 36A-69, § 36A-70, § 36A-71, § 36A-72, § 36A-73, § 36A-74, § 36A-75, § 36A-76, § 36A-77, § 36A-78, § 36A-79, § 36A-80, § 36A-81, § 36A-82, § 36A-83, § 36A-84, § 36A-85, § 36A-86, § 36A-87, § 36A-88, § 36A-89, § 36A-90, § 36A-91, § 36A-92, § 36A-93, § 36A-94, § 36A-95, § 36A-96, § 36A-97, § 36A-98, § 36A-99, § 36A-100.

**NOTES:**

- 1) TOTAL AREA OF PROPERTY IS 17,847 SQUARE FEET OF 0.408 ACRES.
- 2) TOTAL AREA OF EXISTING BUILDING IS 17,847 SQUARE FEET OF 0.408 ACRES.
- 3) TOTAL AREA OF PROPERTY IS 17,847 SQUARE FEET OF 0.408 ACRES.
- 4) TOTAL AREA OF EXISTING BUILDING IS 17,847 SQUARE FEET OF 0.408 ACRES.
- 5) TOTAL AREA OF PROPERTY IS 17,847 SQUARE FEET OF 0.408 ACRES.
- 6) TOTAL AREA OF EXISTING BUILDING IS 17,847 SQUARE FEET OF 0.408 ACRES.

