

CONTACT: MICHAEL GRIEDER

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www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



**23 Cedar Street
Naugatuck, CT**

Great Office or Retail Location Downtown

2,485 S/F Rare Stand Alone Building

Close to all Town Amenities

Perfect for Small Professional/ Retail Uses

2 Spaces Available + Full Basement

Sale price: \$240,000.00

Lease Rate: From \$1,300.00 Gross + Utilities





1,100 S/F Space with bathroom and breakroom
\$1,300 Gross + Utilities



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1,300 S/F Former Salon Space with work stations
\$1,500 Gross + Utilities



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PROPERTY DATA FORM

PROPERTY ADDRESS		23 Cedar Street	
CITY, STATE		Naugatuck, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,485 +/-	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,485 +/-	Type of Heat	Forced hot air/ Radiant
Office space	1,100 +/-	OTHER	
Former Salon	1,300 +/-	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	
Water	City	\$240,000.00	
Gas / Oil	Oil	Lease Rate From	
Electrical	200 Amps	\$1,200.00 + utilities	

*** Full Basement currently rented out for storage on a month to month basis (long term tenant ask for details)**

