

FOR SALE



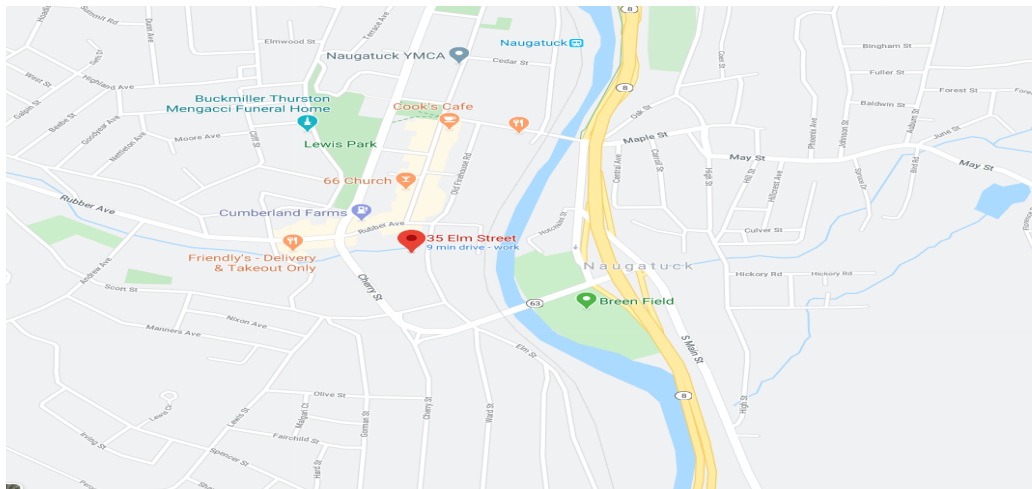
**35 Elm Street
Naugatuck, CT 06770**

**Investment Opportunity
10.75% CAP Rate- Long Term Tenant
10,355 S/F Office Building
Located Near Downtown Naugatuck
Easy Access to RTE 8
NOI \$68,254.00
Asking Price: \$635,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		35 Elm Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,355 +/-	Air Conditioning	Central/ Air
Number of floors	2	Sprinkler / Type	
Avail S/F	Investment	Type of Heat	Forced Hot Air
Ext. Construction	Vinyl/ Brick	OTHER	
Ceiling Height	10'	Acres	.36
Roof	Flat - Newer	Zoning	C
Date Built	1920	Parking	Ample
		State Route / Distance To...	
UTILITIES		TAXES	
	Tenant/Buyer to Verify	Assessment	\$545,630.00
Sewer	City	Appraisal	\$779,470.00
Water	City	Mill Rate	47.75
Gas	EverSource	Taxes	\$26,053.83
Electrical	400 Amp	TERMS	
		Sale	\$635,000.00



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

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.

Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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

35 Elm Street 6/17/2020
Naugatuck, CT

Unit	Description	Lease	Expires
ICES	10,600 s/f	\$ 7,859.08	August 31, 2024

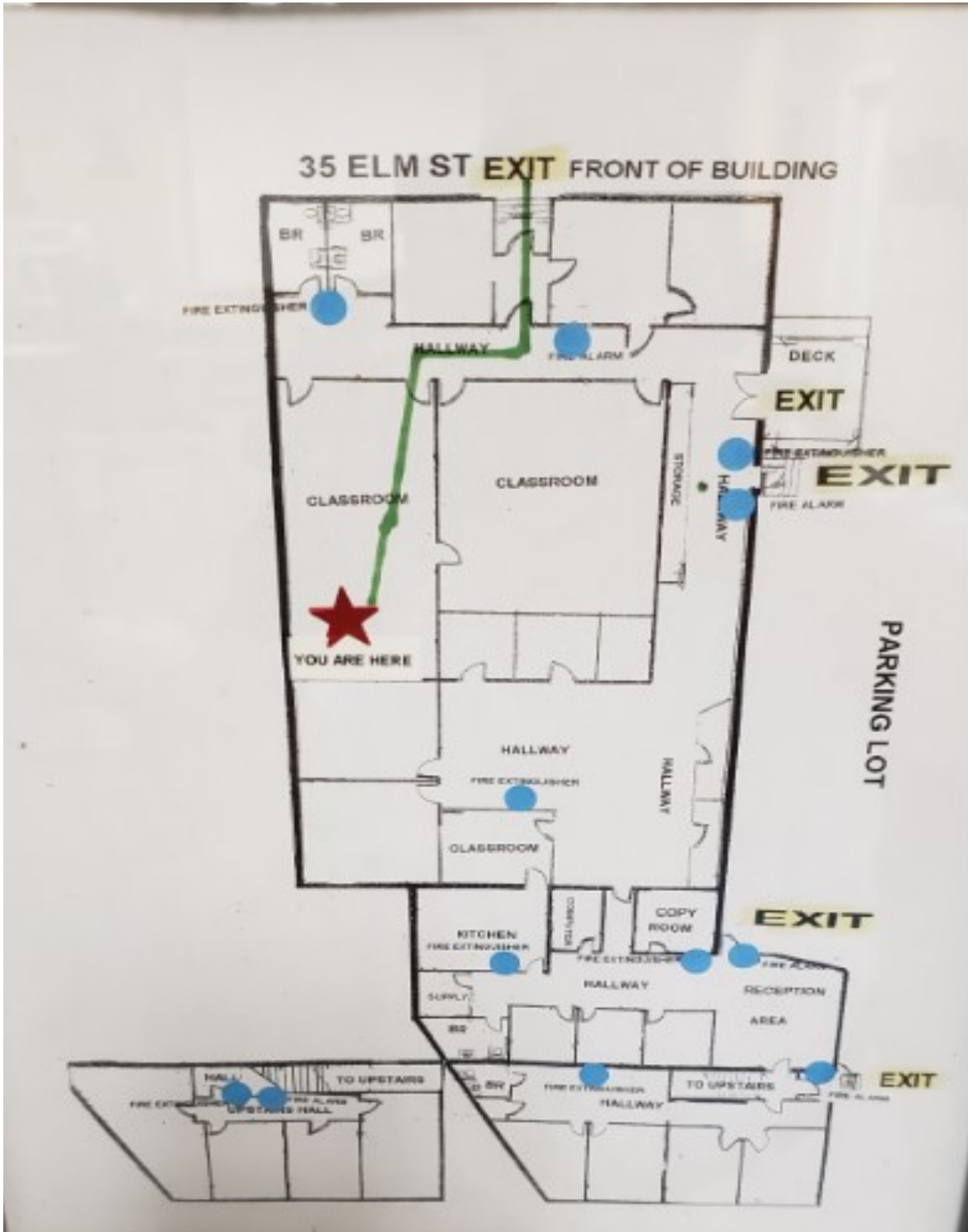
Totals	\$ 94,308.96	\$8.89 per sq. ft.
---------------	---------------------	---------------------------

Annual Expenses	
Taxes	\$ 26,054.00
Insurance	Tenant
Water	Tenant
Snow Removal	Tenant
Lawn Care	Tenant
Electric- separate	Tenant
Total Expenses	\$ 26,054.00

Combined Leases - Annual	\$ 94,308.96
Minus Expenses	(\$26,054.00)
Net Operating Income	\$68,254.96

CAP RATE: 10.75%	\$ 635,000.00

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



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