

FOR SALE

**26 Hotchkiss Street
Naugatuck, CT**

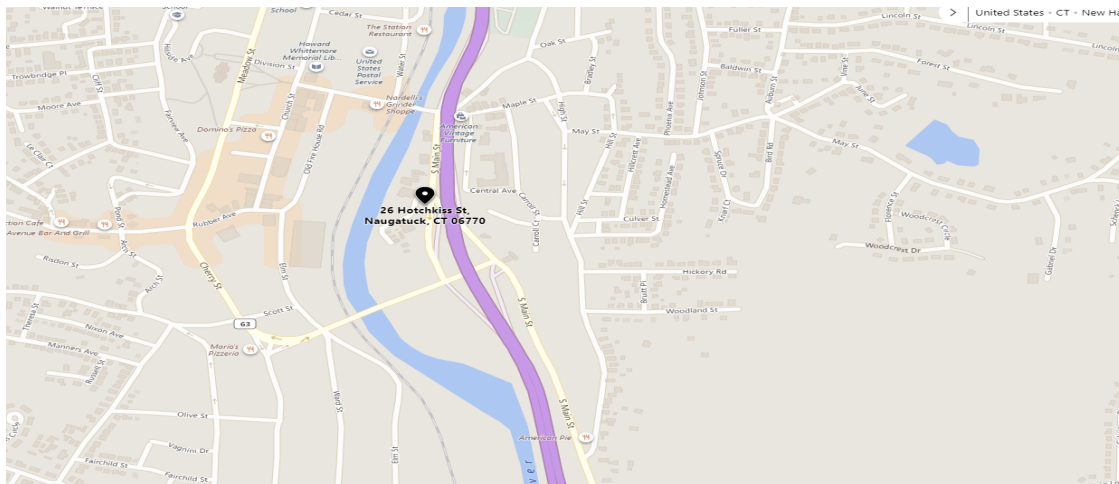


- **Fabulously restored mill building with immediate Route 8 access**
- **Full renovation 2009 with nicely finished offices on the second and third floors**
- **First floor currently used for storage, plus full dry basement, all with elevator service**
- **All utilities and on site parking**
- **Possible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

Offered at : \$1,040,000.00

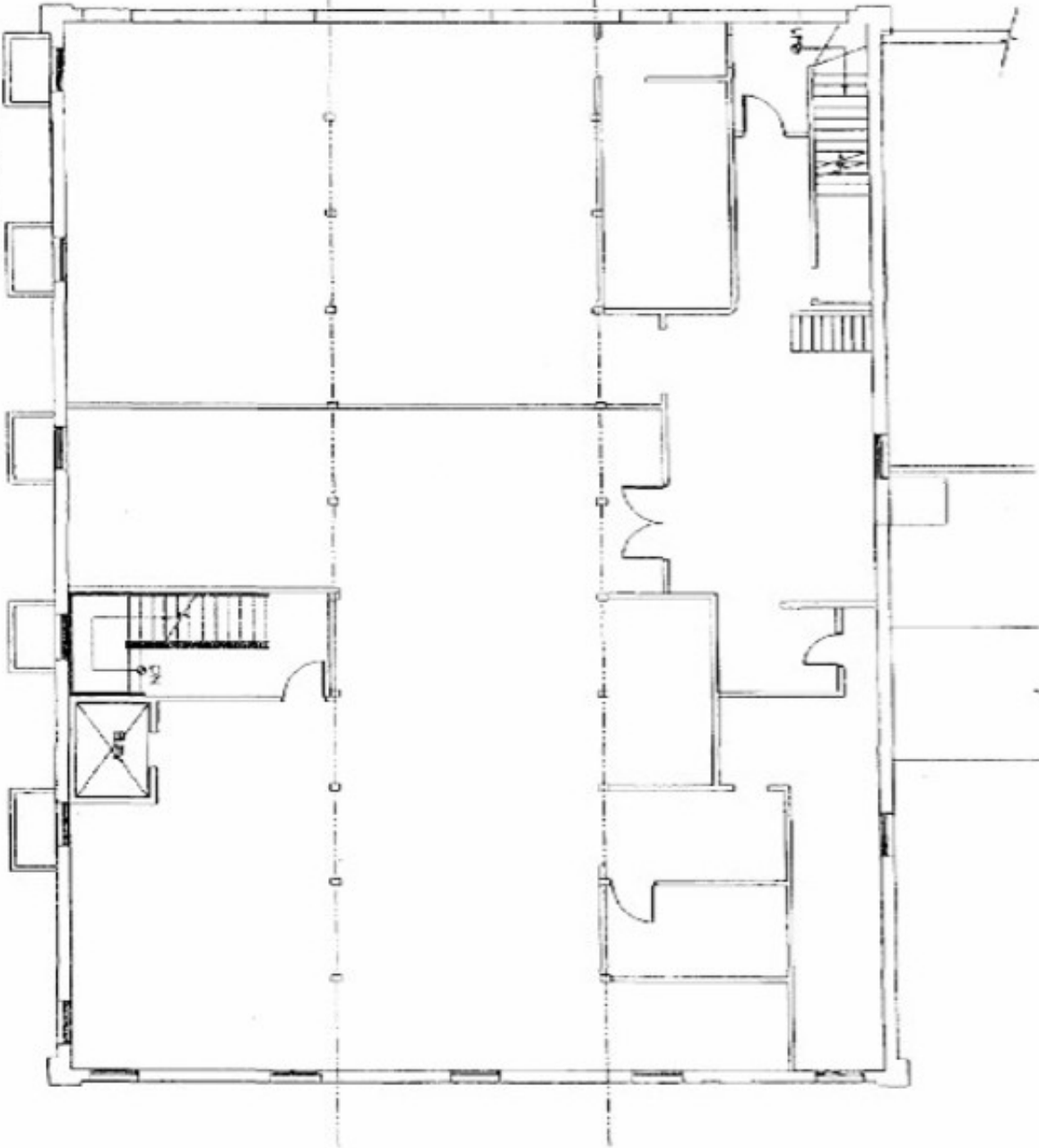
PROPERTY DATA FORM

PROPERTY ADDRESS		26 Hotchkiss Street	
CITY, STATE		Naugatuck. CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
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	OTHER	
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	TAXES	
UTILITIES		Assessment	\$398,420
Sewer	Yes	Mill Rate	48.35
Water	Yes	Taxes	\$19,263
Gas	Yes	TERMS	
Electrical	800 Amp 120/208 V 3 Phase	Lease Rate	\$7.00 NNN
		Sale Price	\$1,040,000.00



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BASEMENT PLAN



A-0

BUILDING LAYOUT

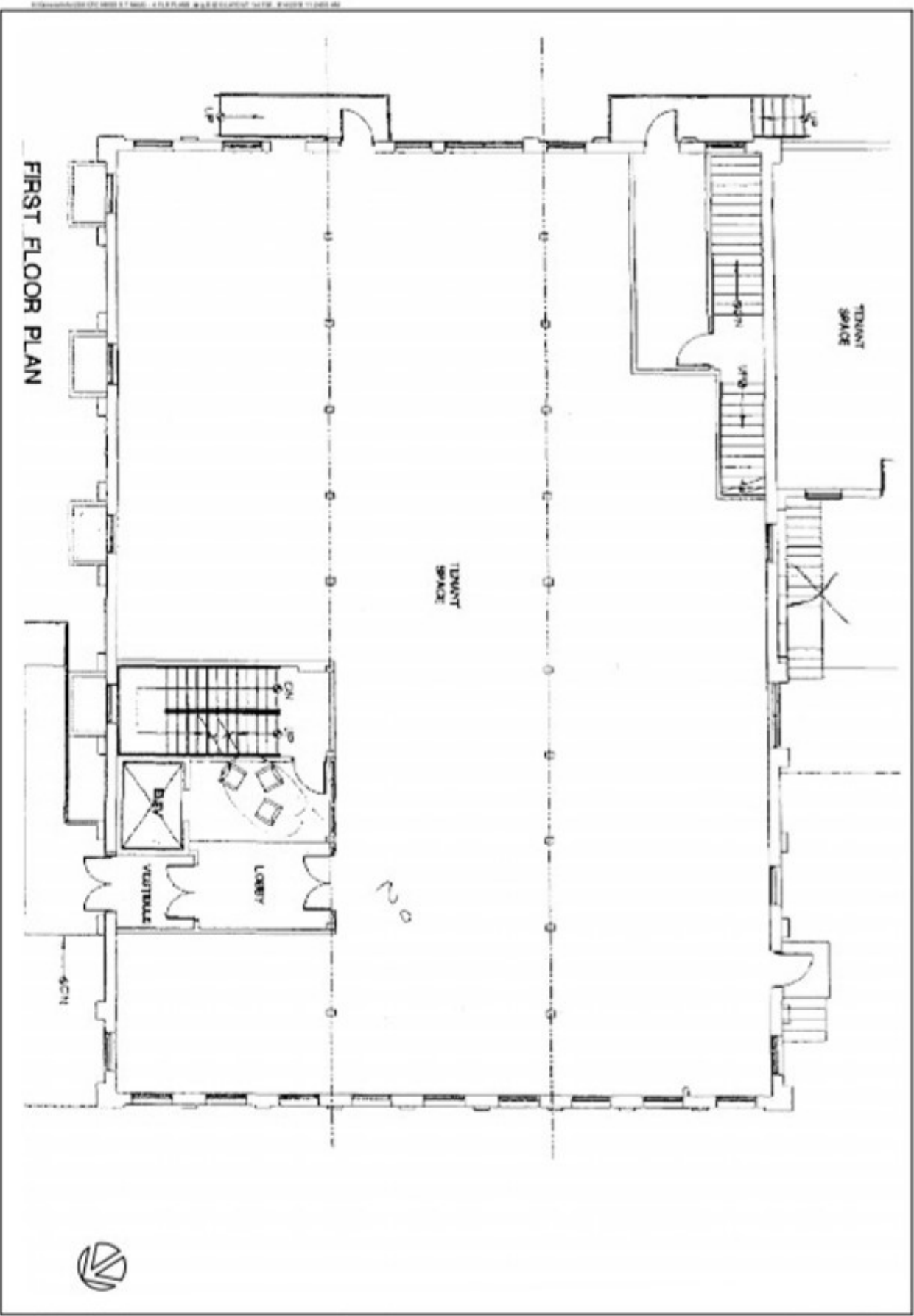
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/10/10
2	ISSUED FOR PERMITS	10/10/10
3	ISSUED FOR PERMITS	10/10/10
4	ISSUED FOR PERMITS	10/10/10
5	ISSUED FOR PERMITS	10/10/10
6	ISSUED FOR PERMITS	10/10/10
7	ISSUED FOR PERMITS	10/10/10
8	ISSUED FOR PERMITS	10/10/10
9	ISSUED FOR PERMITS	10/10/10
10	ISSUED FOR PERMITS	10/10/10

AERIAL OFFICES
 26 HOTCHKISS STREET
 NAUGATUCK, CT. 06770

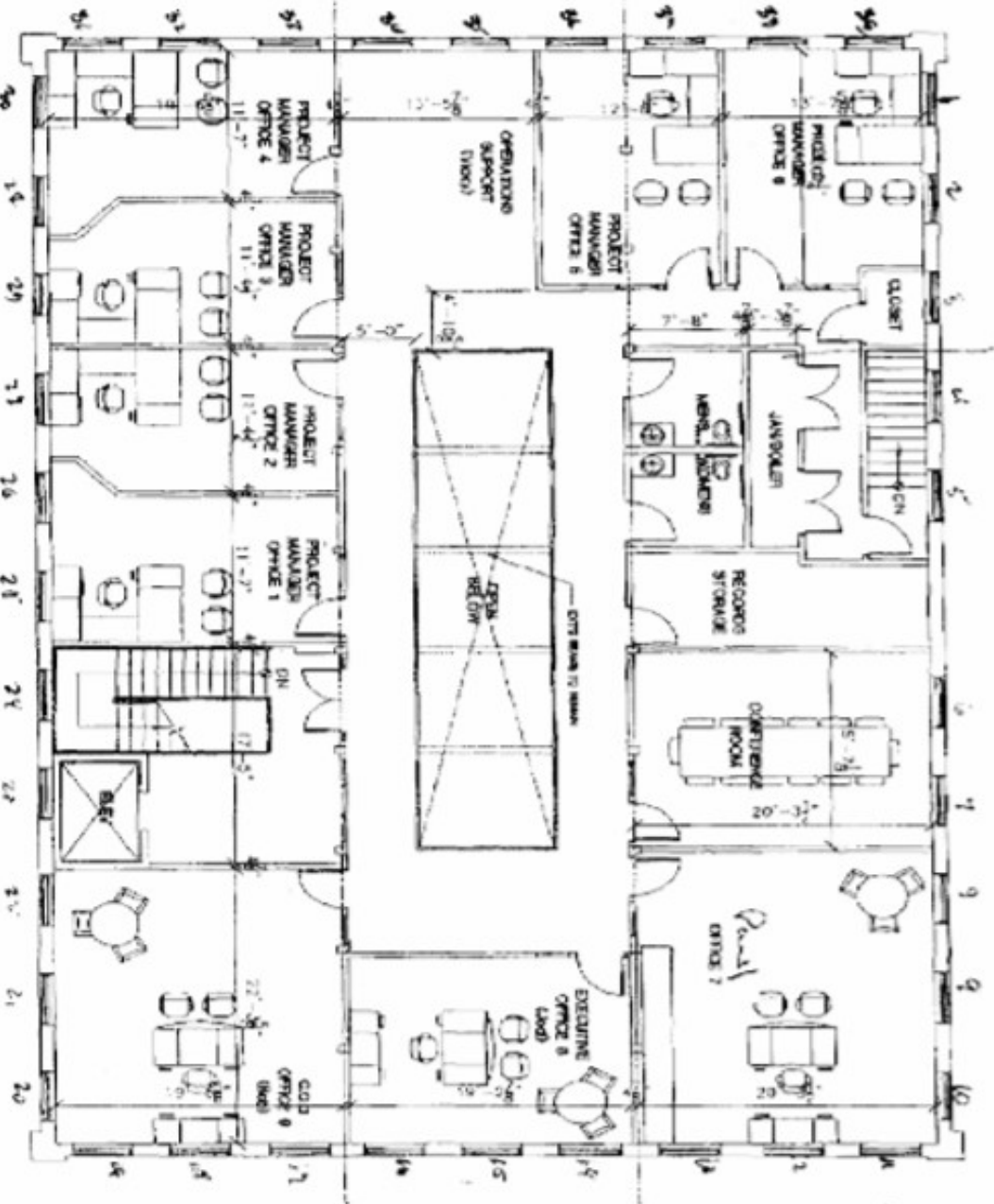


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FIRST FLOOR PLAN



THIRD FLOOR PLAN



A-3

BUILDING
LAYOUT

AERIAL OFFICES
26 HOTCHKISS STREET
NAUGATUCK, CT. 06770

AERIAL

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