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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE

1332-1344 New Haven Road
Naugatuck, CT

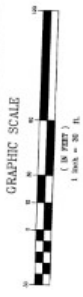


1.8 Acres Commercial Parcel

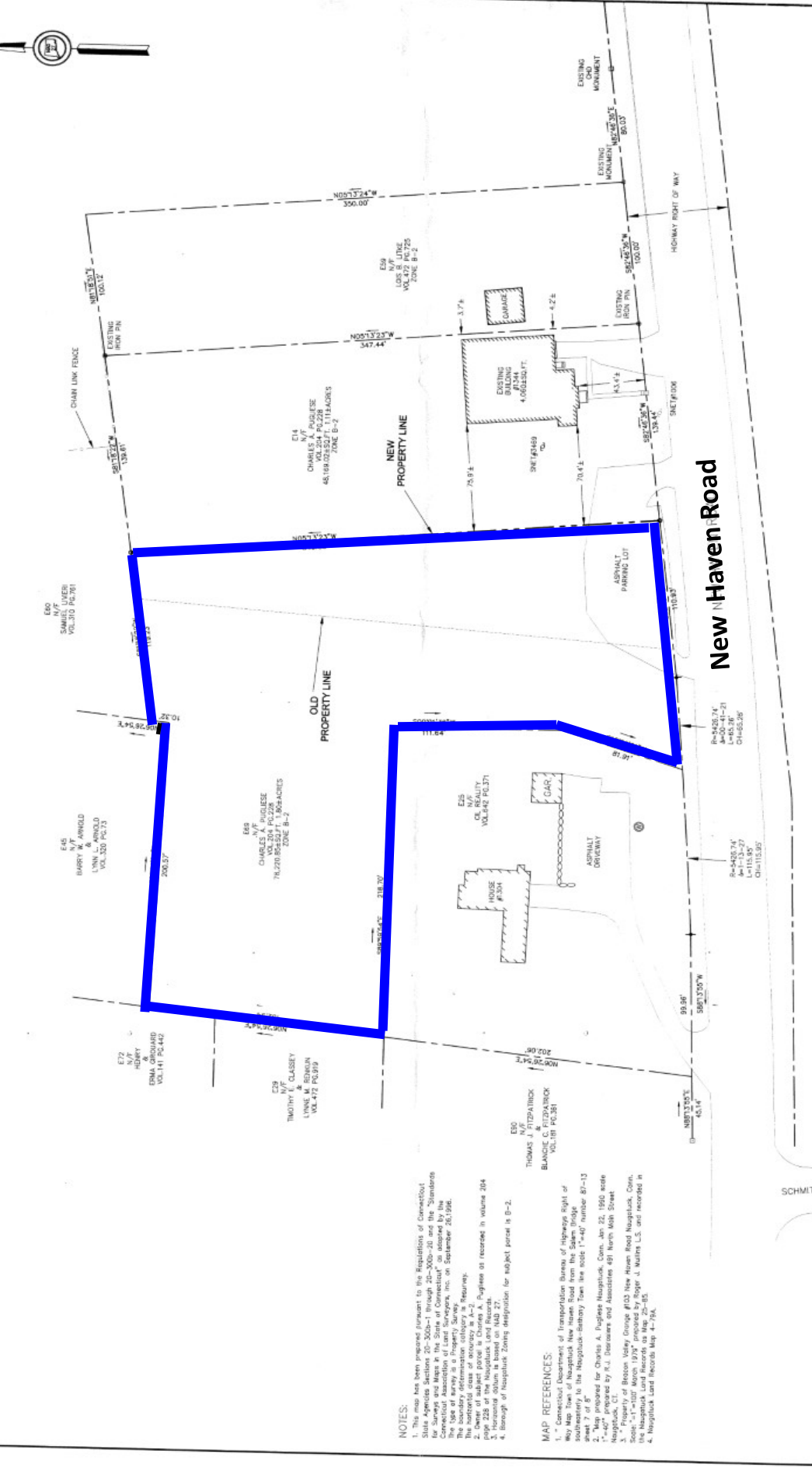
- Great high traffic count location over 18,000 cars daily
- 315 +/- S/F of frontage on State Road RT 63 in Naugatuck
- B-2 commercial zoning with most utilities at or near site
- Suitable for many retail, office or restaurant uses
- Close proximity to Walmart and several other new development sites

Sale price: \$159,000.00

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.



- LEGEND**
- PROPERTY LINE
 - OLD PROPERTY LINE
 - NEW PROPERTY LINE
 - EXISTING MONUMENT
 - EXISTING IRON PIN
 - IRON PIN SET TO BE SET
 - ASSESSORS LOT #



New Haven Road

NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-505b-1 through 20-505b-10 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Board of Survey and Mapping, Department of Transportation, on September 26, 1996. The 1986 of survey is a Private Land Survey, Inc. on September 26, 1996. The secondary determination category is Resurvey.
2. Owner of subject parcel is A-2. Pugliese as recorded in volume 204 page 228 of the Naugatuck Land Records.
3. Iron pin is based on M&D 27.
4. Borough of Naugatuck zoning designation for subject parcel is B-2.

MAP REFERENCES:

1. Connecticut Department of Transportation Bureau of Highway Right of Way, Naugatuck New Haven Road from the Salem Bridge southerly to the Naugatuck-Edgemoor Turn lane note 1'-40" number 87-13 sheet 7 of 8.
2. Map prepared for Charles A. Pugliese Naugatuck, Conn. Jan 22, 1990 made by R.L. Dierman and Associates 89 North Main Street Naugatuck, CT.
3. Property of Boston Valley Garage #102 New Haven Road Naugatuck, Conn. Scale 1"=100' March 1974 prepared by Roger J. Mulvan, L.S. and recorded in Naugatuck Land Records Map 44-79A.
4. Naugatuck Land Records Map 44-79A.

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS TO THE EXTENT OF A LAND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REGULATIONS OF CONN. STATE AGENCIES SECTIONS 20-505b-1 THROUGH 20-505b-10 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE BOARD OF SURVEY AND MAPPING, DEPARTMENT OF TRANSPORTATION, ON SEPTEMBER 26, 1996."

CHARLES A. PUGLIESE
 REGISTERED PROFESSIONAL SURVEYOR
 No. 1115397
 CHASE, CT

PROPERTY SURVEY
 SHOWING PROPERTY LINE REVISION
 PREPARED FOR
 CHARLES PUGLIESE

NO.	DATE	DESCRIPTION	BY

1344 NEW HAVEN ROAD - ROUTE 63
 NAUGATUCK, CONNECTICUT

ROUPE SURVEYING LLC
 148 NEW HAVEN ROAD
 NAUGATUCK, CONNECTICUT 06460

SCALE 1"=30'
 DRAWN BY: JR
 MAY 10, 2005
 SHEET 1 OF 1

DRAWING PROJECT #
 03-279-1344
 03-279



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