

FOR SALE / LEASE



***176 North Main Street
Naugatuck, CT 06770***

**Need an Office?...Move Here!
Commercial Building on Busy North
Main St in Naugatuck
848 +/- S/F
Main Level Entry Ramp
Offered at: \$129,000.00
Lease Rate: \$1,200 Gross + Utilities**





**Brand New:
Flooring, Heat/Cooling, Windows, Doors, Electrical,
Handicap Bathroom, Stone Front Siding and Lighting**



CONTACT: MARY BUCKLEY

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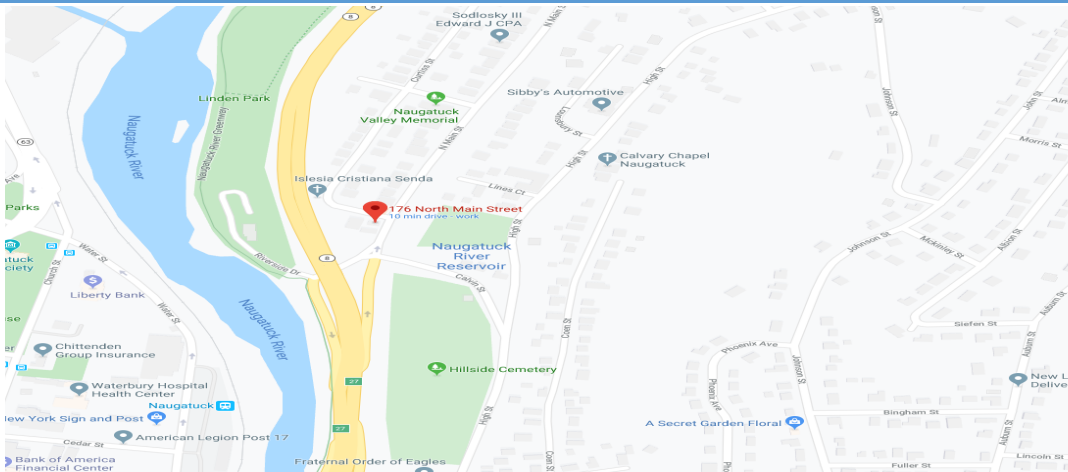
www.GodinPropertyBrokers.com

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



PROPERTY DATA FORM

PROPERTY ADDRESS		176 North Main Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	848 +/-	Air Conditioning	C/A (Brand new)
Number of floors	1	Sprinkler / Type	
Avail S/F	848 +/-	Type of Heat	Forced Hot Air (Brand new)
Ext. Construction		OTHER	
Ceiling Height	9' 3"	Acres	.05
Roof	Asphalt (7 -10 yrs. old)	Zoning	Commercial
Date Built	1952	Parking	On Street
		State Route / Distance To...	Route 8/ Immediate access
		TAXES	
		Assessment	\$92,610.00
		Appraisal	\$132,300.00
		Mill Rate	47.25
		Taxes	\$4,375.00
UTILITIES	Tenant to Verify	TERMS	
Sewer	City	Sale	\$129,000.00
Water	City	Lease	\$1,200 Gross + Utilities
Gas	EverSource		
Electrical	200 Amps (Brand new)		



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