

FOR SALE

**26 Hotchkiss Street
Naugatuck, CT**

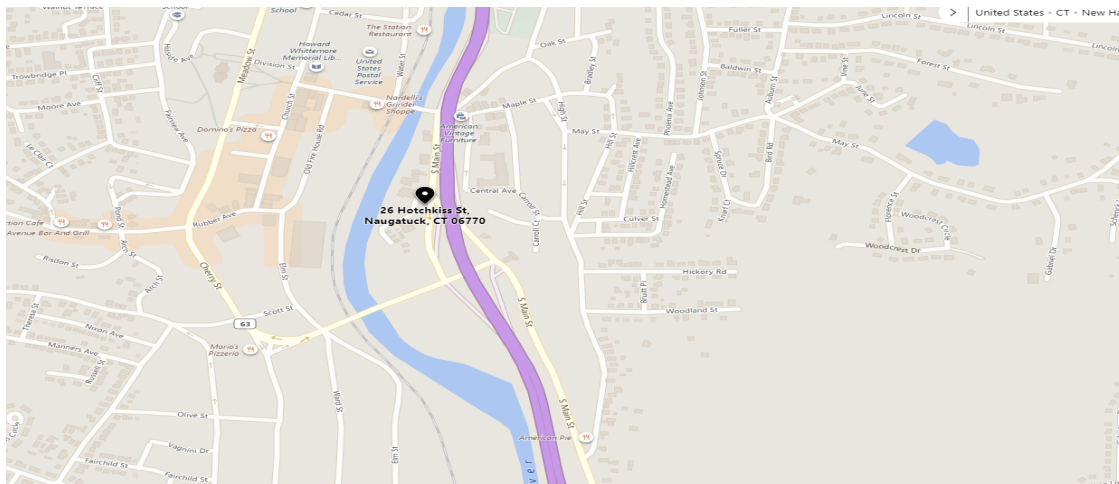


- **Fully Leased Investment Opportunity**
- **Fabulously restored mill building with immediate Route 8 access**
- **Full renovation 2009 with nicely finished offices on the second and third floors**
- **First floor currently used for storage, plus full dry basement, all with elevator service**
- **All utilities and on site parking**

Offered at : \$1,275,000.00

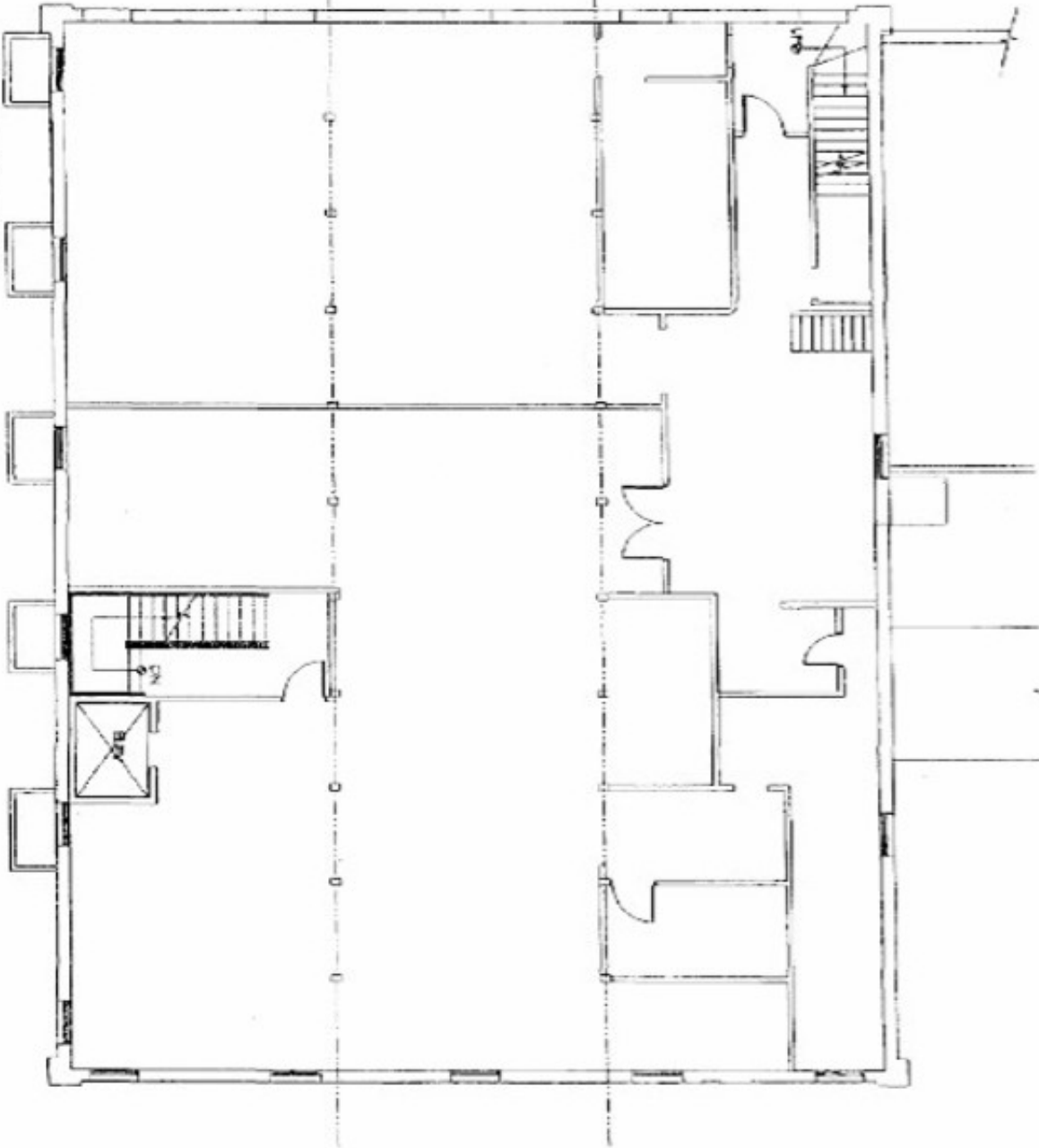
PROPERTY DATA FORM

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	\$450,500.00
Sewer	Yes	Mill Rate	47.25
Water	Yes	Taxes	\$21,286.14
Gas	Yes	TERMS	
Electrical	800 Amp 120/208 V 3 Phase	Sale Price	\$1,275,000.00



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BASEMENT PLAN



A-0

BUILDING LAYOUT

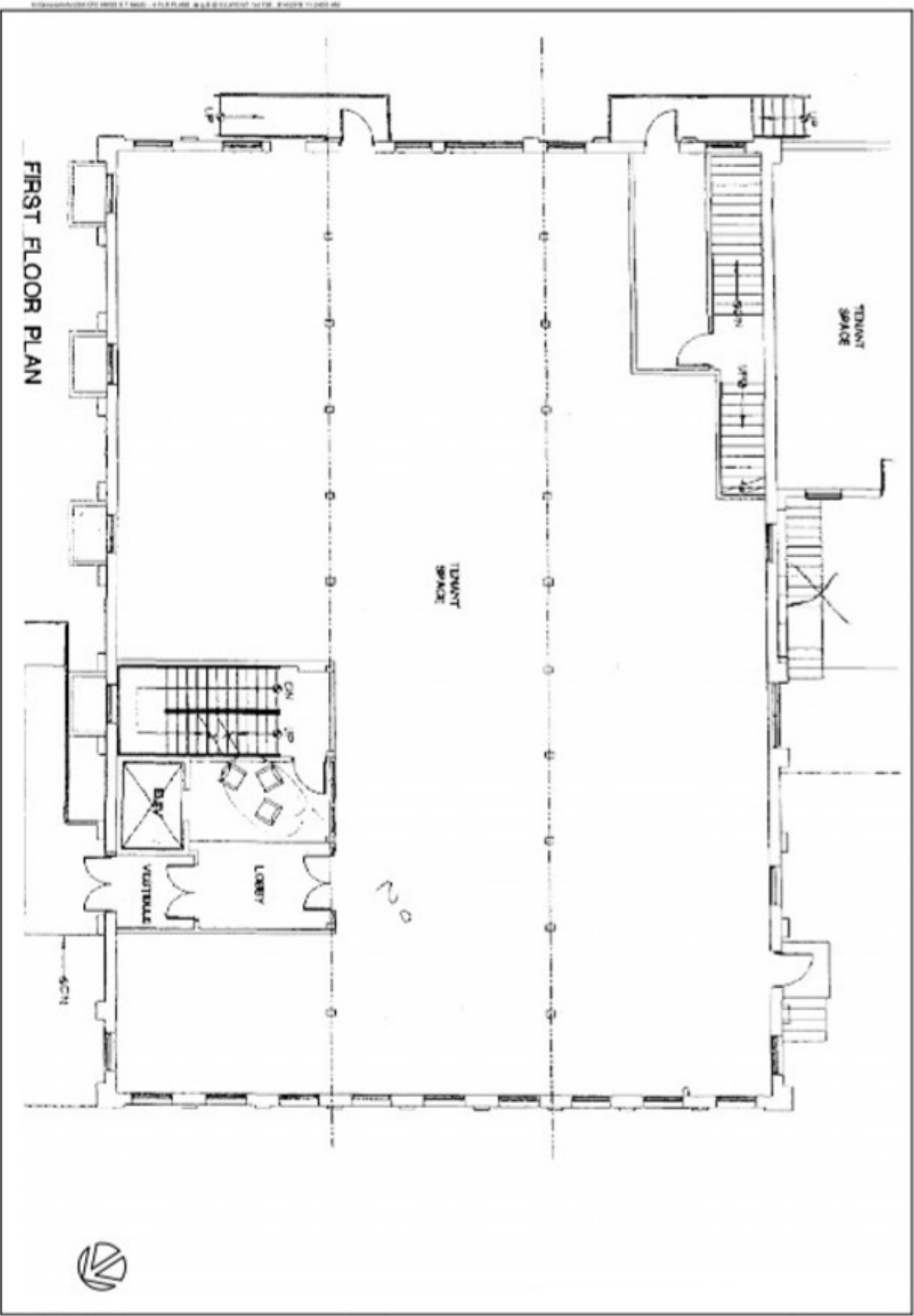
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/12/08
2	ISSUED FOR CONSTRUCTION	08/12/08
3	ISSUED FOR OCCUPANCY	08/12/08
4	ISSUED FOR RECORDS	08/12/08

AERIAL OFFICES
 26 HOTCHKISS STREET
 NAUGATUCK, CT. 06770

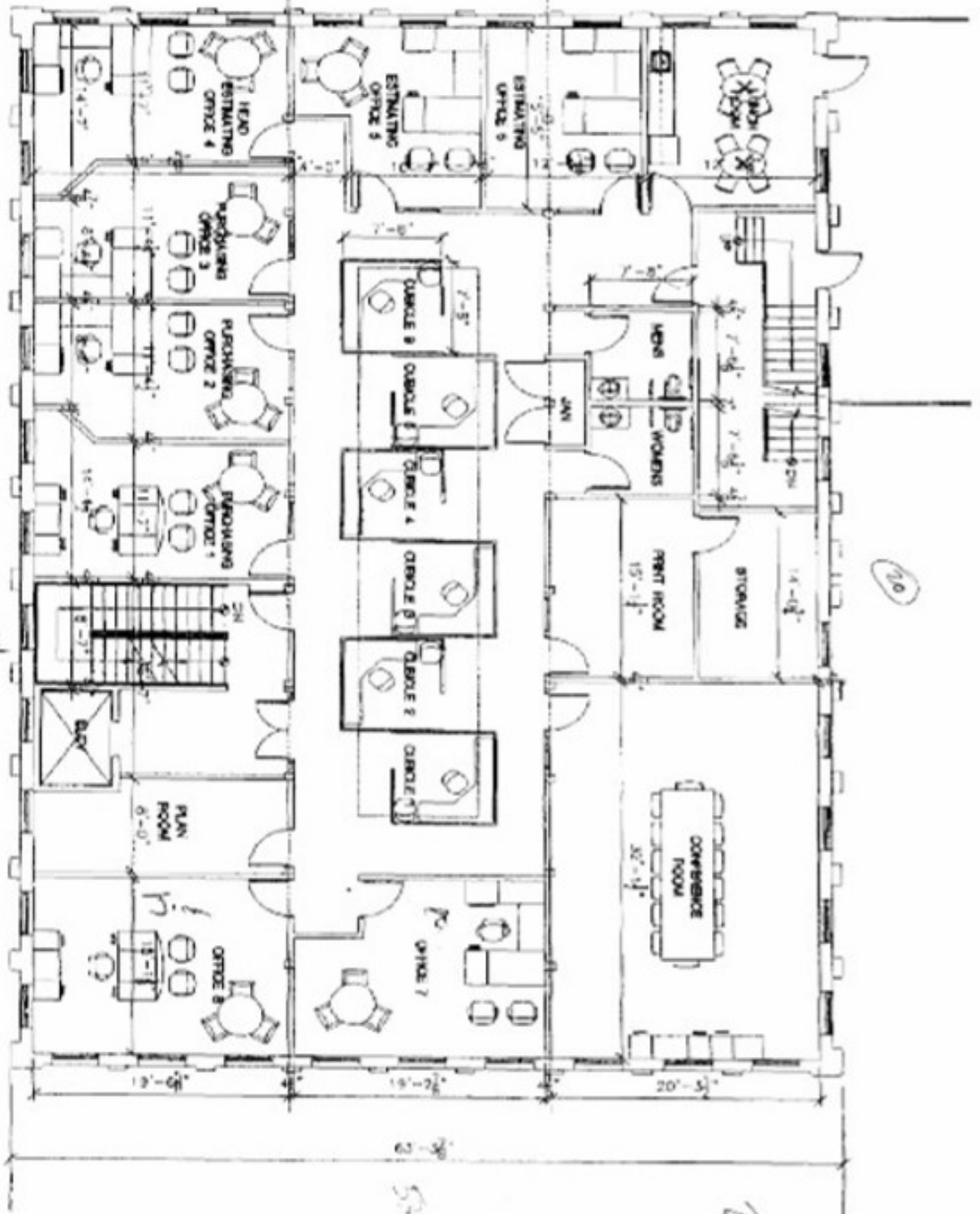


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FIRST FLOOR PLAN



SECOND FLOOR PLAN



500/100

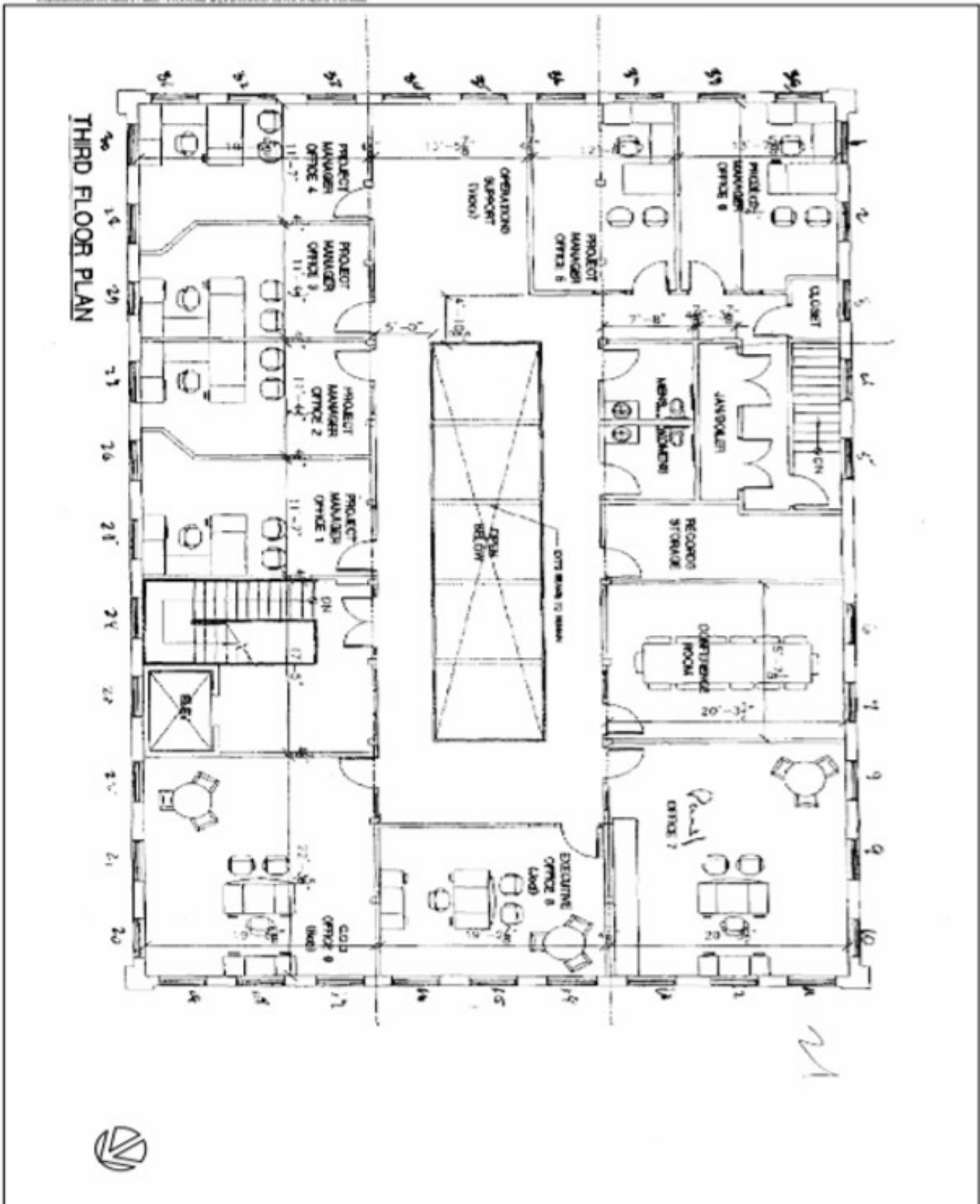
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A-2

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

AERIAL OFFICES
 26 HOTCHKISS STREET
 NAUGATUCK, CT. 06770

AERIAL
 ARCHITECTURE
 26 HOTCHKISS STREET
 NAUGATUCK, CT. 06770
 TEL: 860.439.1111
 FAX: 860.439.1112



THIRD FLOOR PLAN

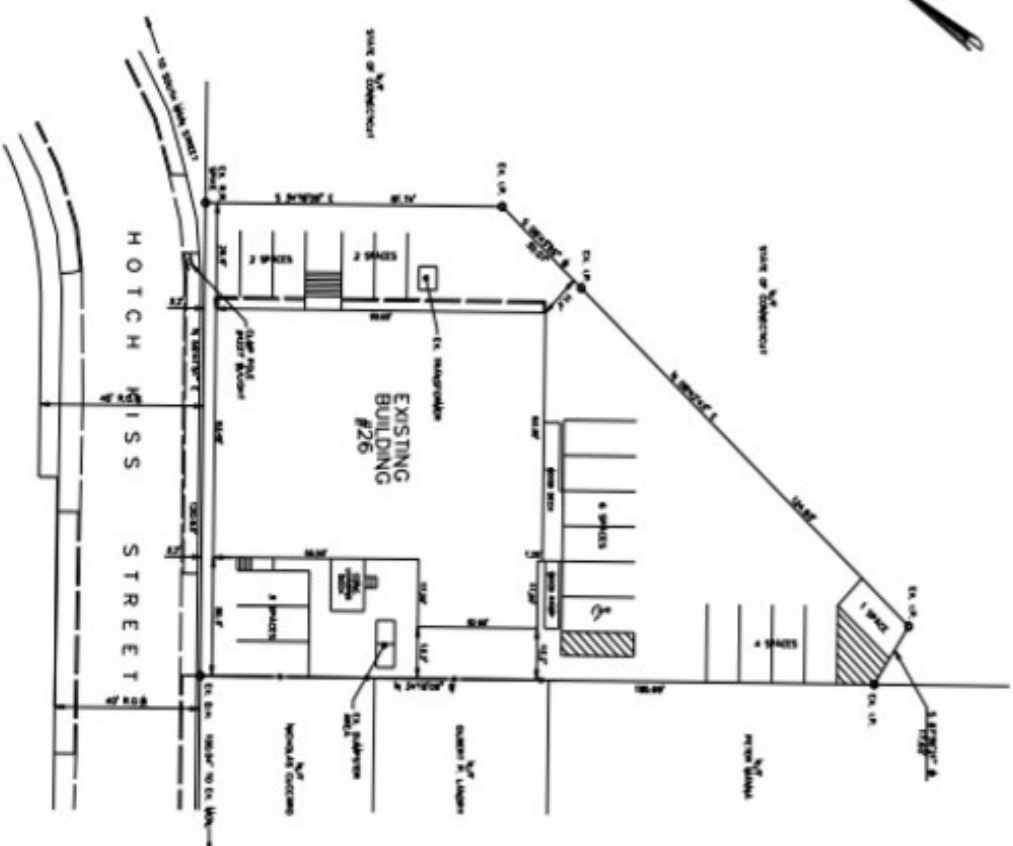
A-3

BUILDING
LAYOUT

NO. 1000	NO. 1001	NO. 1002	NO. 1003	NO. 1004	NO. 1005	NO. 1006	NO. 1007	NO. 1008	NO. 1009	NO. 1010	NO. 1011	NO. 1012	NO. 1013	NO. 1014	NO. 1015	NO. 1016	NO. 1017	NO. 1018	NO. 1019	NO. 1020	

AERIAL OFFICES
26 HOTCHKISS STREET
NAUGATUCK, CT. 06770

AERIAL
ARCHITECTS
2000 WASHINGTON STREET
SUITE 200
HARTFORD, CT 06103
TEL: 860-234-1111
FAX: 860-234-1112
WWW.AERIALARCHITECTS.COM



SURVEY NOTES:
 THIS SURVEY WAS MADE FOR THE PURPOSE OF A RECORDING PLAN SUBJECT TO THE RECORDING ACT OF THE STATE OF CONNECTICUT. THE SURVEY WAS MADE BY THE SURVEYOR AND THE RESULTS OF THE SURVEY ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT. THE SURVEYOR HAS REVIEWED THE RECORDING PLAN AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE RECORDING ACT. THE SURVEYOR HAS REVIEWED THE RECORDING PLAN AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE RECORDING ACT. THE SURVEYOR HAS REVIEWED THE RECORDING PLAN AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE RECORDING ACT.

DATE: 7-18-10
 SURVEYOR: [Name]
 REGISTERED NO. [Number]

DATE	CHANGED BY	REVISION

SCALE: 1"=20'-0"

DATE: 7-18-10

PREPARED BY: [Name]

MAP OF PROPERTY

OWNED BY: **HOTCHKISS HOLDINGS, INC.**

28 HOTCHKISS STREET

NORWICH, CONNECTICUT

MEYERS ASSOCIATES P.C.

ENGINEERS - SURVEYORS - PLANNERS

40 LAMON STREET - WATERBURY, CONNECTICUT 06705 - (203) 875-0266

- MAP REFERENCES:**
- 1) TOWN OF NORWICH, MAP SHOWING LOTS TO BE SITUATED IN CORNER BLOCKS & MAP SHOWING LOTS TO BE SITUATED IN CORNER BLOCKS OF BLOCK 27, TOWN OF NORWICH, CONNECTICUT.
 - 2) TOWN OF NORWICH, MAP SHOWING LOTS TO BE SITUATED IN CORNER BLOCKS OF BLOCK 27, TOWN OF NORWICH, CONNECTICUT.
 - 3) TOWN OF NORWICH, MAP SHOWING LOTS TO BE SITUATED IN CORNER BLOCKS OF BLOCK 27, TOWN OF NORWICH, CONNECTICUT.
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