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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

## FOR LEASE



**23 Cedar Street  
Naugatuck, CT 06770**

**Remodeled Downtown Office / Retail Space  
Close to all Town Amenities  
Perfect for Small Professional Uses: Attorney,  
Accountant, Insurance or Many Retail Uses  
1,000 S/F Space with Private Entrance  
1,275 S/F Space Former Salon  
\$12 PSF Gross + Utilities**







**1,000 +/- S/F Space with bathroom and breakroom**  
**\$14 PSF Gross + Utilities**



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**1,275 S/F Former Salon Space with work stations**  
**\$14 PSF Gross + Utilities**

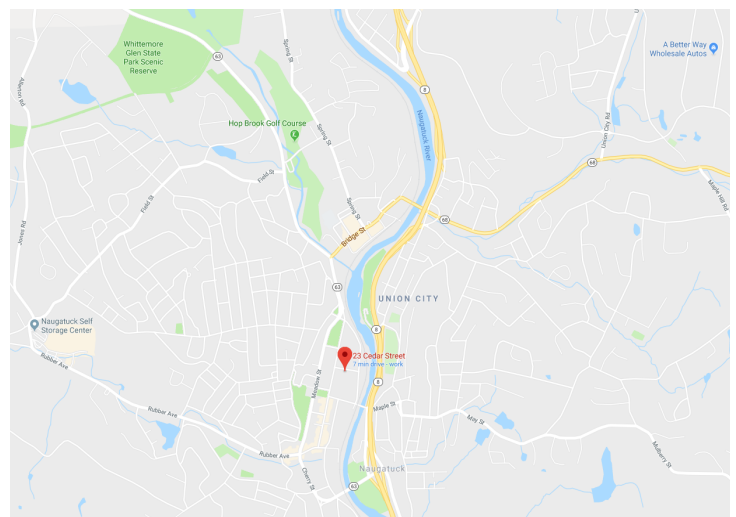
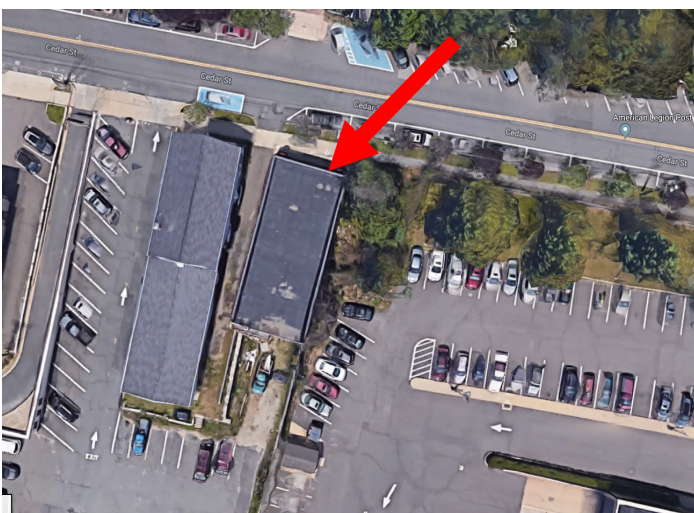


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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		23 Cedar Street	
<b>CITY, STATE</b>		Naugatuck, CT 06770	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,300 +/-	Air Conditioning	Wall Unit
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,300 +/-	Type of Heat	Forced hot air/ Radiant
Office space	1,000 +/-	<b>OTHER</b>	
Former Salon	1,275 +/-	Acres	
Ext. Construction	Brick	Zoning	
Ceiling Height	9'	Parking	Ample
Roof	Rubber	State Route / Distance To...	
Date Built	1940	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$189,820.00
Sewer	City	Mill Rate	47.67
Water	City	Taxes	\$9,477.75
Gas / Oil	Oil	<b>TERMS</b>	
Electrical	200 Amps	Lease Rate	\$12 PSF Gross + Utilities



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