

FOR SALE



*1221- 1247 New Haven Road
Naugatuck, CT 06770*

3 Buildings on 6.65 Acres

Ideal For Developers or Complete Rehab

Great Retail Location on Busy New Haven Road (Route 63)

Building 1: 14,400 +/- S/F Retail Building (Fully Leased)

Building 2: 8,400 +/- S/F Office Building (Rehab Needed)

Building 3: 26,272 +/- S/F Industrial Building (Rehab Needed)

Asking Price \$1,500,000.00

<u>1221 New Haven Road</u>	<u>1247 New Haven Road</u>	<u>1247 New Haven Road</u>
Building Size: 14,400 S/F Acres: .56 Zoning: RA1 Utilities: EverSource Gas: Yes Electric: EverSource City Water: Yes City Sewer: Yes Heat: Gas A/C: Central Year Built: 1989 Roof: Gable Appraised: \$979,890.00 Assessed: \$685,930.00 Mill Rate: 48.35 Taxes: \$33,164.72 <div style="text-align: center; color: red; font-size: 2em;">1</div>	Office Building Size: 8,400 S/F Acres: .79 Zoning: RA1 Utilities: EverSource Gas: Yes Electric: EverSource City Water: Yes City Sewer: Yes Heat: Central A/C: Central Year Built: 1965 Roof: Flat Appraised: \$344,360.00 Assessed: \$241,050.00 Mill Rate: 48.35 Taxes: \$11,654.77 <div style="text-align: center; color: red; font-size: 2em;">2</div>	Industrial Building Size: 26,272 S/F Acres: 5.3 Zoning: RA1 Utilities: EverSource Gas: No Electric: EverSource City Water: Yes City Sewer: Yes Heat: No A/C: No Year Built: 1973 Roof: Flat Appraised: \$541,350.00 Assessed: \$378,950.00 Mill Rate: 48.35 Taxes: \$18,322.24 <div style="text-align: center; color: red; font-size: 2em;">3</div>

Totals:

Appraisal: \$1,865,600.00

Assessed: \$1,305,930.00

Taxes: \$63,141.73

1221 New Haven Road, Naugatuck



14,184 S/F Retail Plaza
Fully Leased
Long Term Tenants
Rents: \$115,361.00
Expenses: \$75,663.00
NOI: \$39,698



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial

1247 New Haven Road, Naugatuck

26,272 S/F Industrial Building

2 Floors at Ground Level

Solid Construction but in Need of Rehab



Rear Out-Building

Metal Beam Construction in Need of Rehab



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8.400 S/F Office Building
Architectural Brilliance at it's Time
Needs Complete Remodel or
To be Demolished For New Development



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