

#### **CONTACT: BRIAN GODIN**

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## 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



#### 1221 New Haven Road

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

1

#### 1247 New Haven Road

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

2

#### 1247 New Haven Road

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

3

## **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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## 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



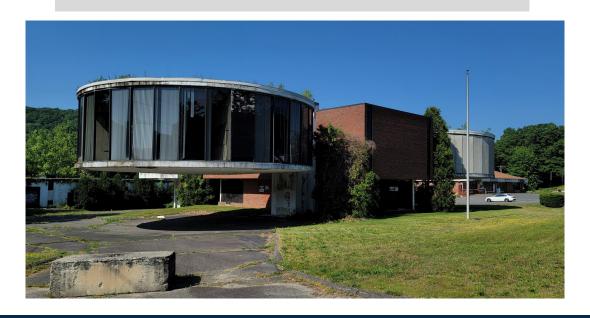
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8.400 S/F Office Building
Architectural Brilliance at it's Time
Needs Complete Remodel or
To be Demolished For New Development



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