

FOR SALE

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



**600 Prospect Street
Naugatuck, CT 06770**

**Long Established Pool and Spa Business for
Over 36 years
Includes Large Client Base & Strong Annual
Gross Revenue**

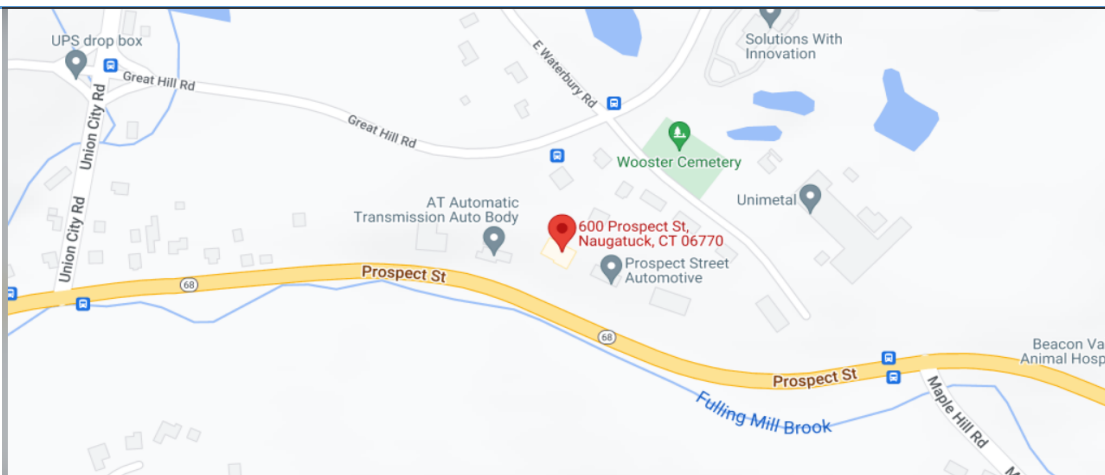
**Real Estate & Business
Building is sub-dividable**

**Offered at: \$1,100,000.00
(Plus Inventory)**



PROPERTY DATA FORM

PROPERTY ADDRESS		600 Prospect Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,320 S/F	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F 1st floor	8,320 S/F	Type of Heat	Gas
Can be subdivided	Yes	OTHER	
Office space	+/- 500 (2nd floor)	Acres	1.05
Docks		Zoning	Commercial
Overhead doors	1	Parking	30 +/-
Ext. Construction	Wood/ Steel		
Ceiling Height	9'	State Route / Distance To...	I-84 - 4 miles RTE 8 - 2 miles
Roof	Asphalt	TAXES	
Date Built	1960-2005	Assessment	\$364,490.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$520,700.00
Sewer	Septic	Mill Rate	47.75
Water	yes	Taxes	\$15,235.59
Gas	yes	TERMS	
Electrical	200 amps	Sale	\$1,100,000.00

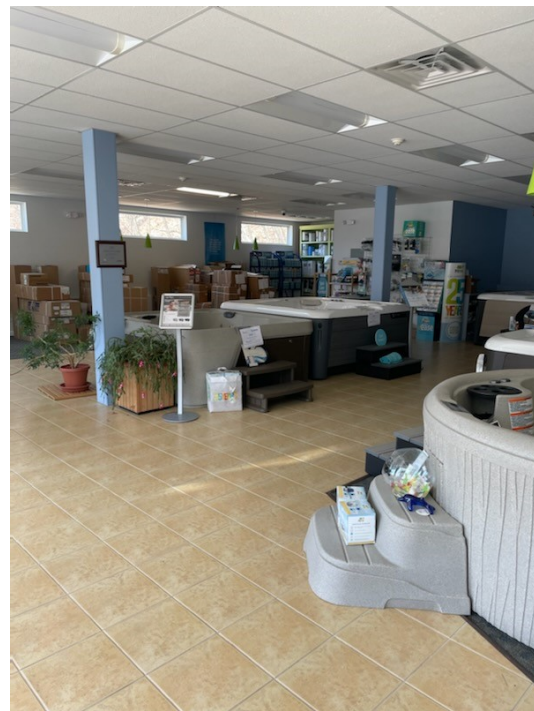
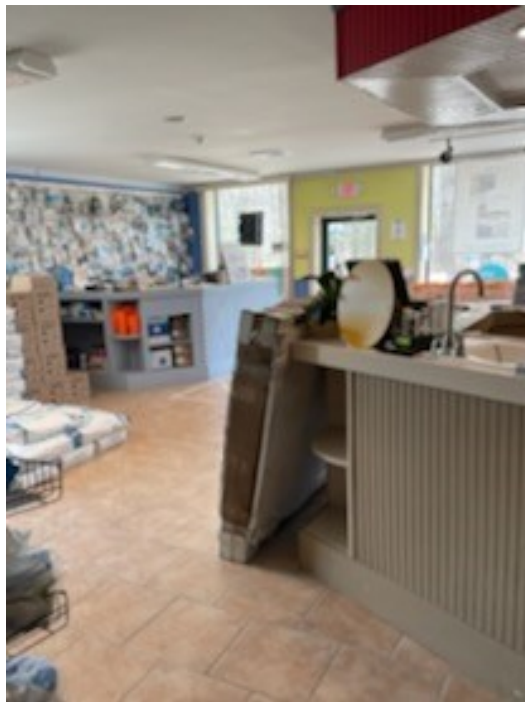


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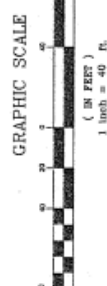
Godin Property Brokers LLC

★★★★★ Commercial / Industrial

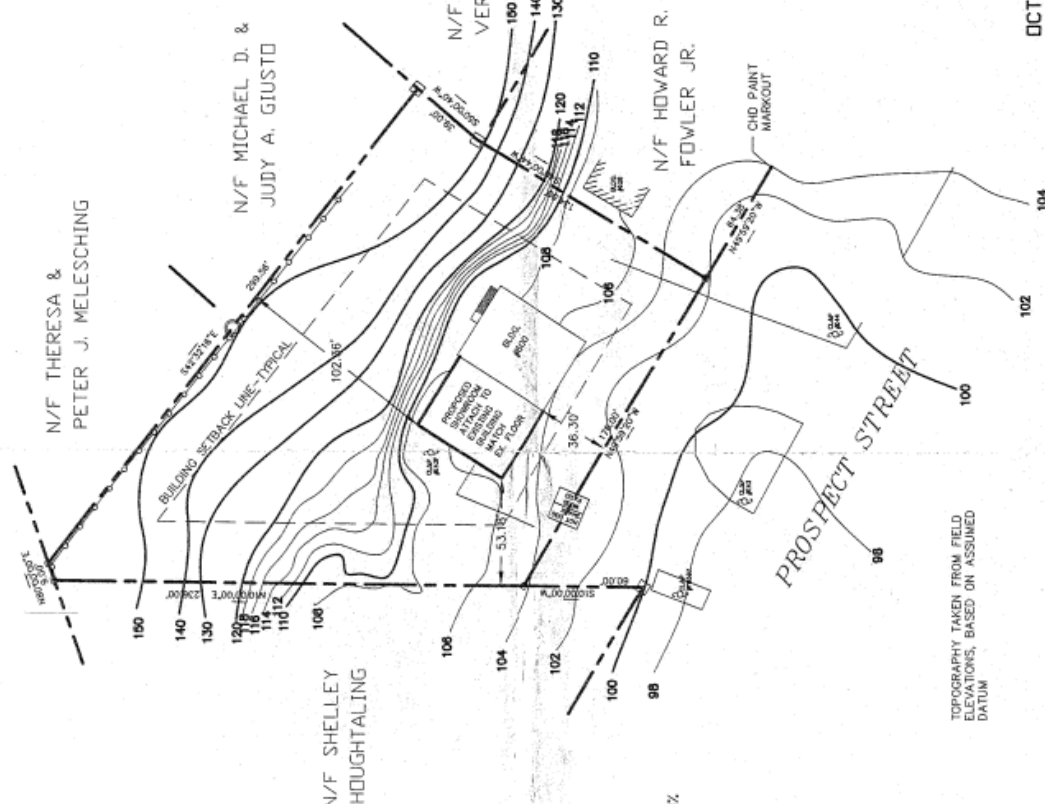


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N/F THE BURGH OF NAUGATUCK "CALL BEFORE YOU DIG" (1-800-922-4455) FOR LOCATION



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



PROPOSED
PLOT PLAN

FOR
ROBERT W. PECCI

600 PROSPECT STREET
NAUGATUCK, CONNECTICUT

OCTOBER 24, 2005 SCALE 1"=40'

WILLIAM F. ORSINE & ASSOCIATES
SURVEYING & MAPPING

1 PRESTIGE DRIVE, SUITE 110, - MERIDEN, CONNECTICUT 06450
PHONE (203) 235-6695 FAX (203) 238-0840
WILLIAM F. ORSINE-LAND SURVEYOR MICHAEL EMBLEY-LSIT
E-MAIL: william.orsine@wfa.net

- GENERAL NOTES**
1. ALL ELEVATIONS AND CONTOURS ARE APPROXIMATE.
 2. ALL LATERAL CROSSINGS OVER AND UNDER WATER ARE SHOWN AS APPROXIMATE. THE LOCATION OF EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 3. THIS CERTIFICATE SHALL BE EMPLOYED IN CONJUNCTION WITH A PLAT OF THE SURVEY AND SHALL NOT BE USED TO CONVEY ANY OTHER INFORMATION.
 4. EXISTING UTILITIES SERVING ADJACENT PROPERTIES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 5. THE LOCATION OF EXISTING UNDERGROUND PIPES, CONDUITS, VENTS AND STRUCTURES AS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 6. THE LOCATION OF EXISTING UNDERGROUND PIPES, CONDUITS, VENTS AND STRUCTURES AS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONDITIONS PRIOR TO CONSTRUCTION. FURTHERMORE, ALL PLANS INFORMATION, INCLUDING BUT NOT LIMITED TO, THE LOCATION OF EXISTING UTILITIES, SHALL BE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

B2/B3 ZONING REGULATIONS:

- MINIMUM LOT AREA = 20,000 S.F.
- MINIMUM DIMENSION OF SQUARE ON LOT = 100'
- MINIMUM STREET FRONTAGE FOR EACH LOT = 100'
- MINIMUM NUMBER OF STORIES FOR A BUILDING = 2
- MINIMUM HEIGHT OF A BUILDING = 40'/30'
- MINIMUM SETBACKS:
FROM STREET LINE = 25'
FROM REAR PROPERTY LINE = 25'/30'
FROM SIDE PROPERTY LINE = 30'
- MAXIMUM LOT COVERAGE AS PERCENT OF LOT AREA = 20%/30%
MAXIMUM FLOOR AREA AS PERCENT OF LOT AREA = 100%/60%
SETBACK FROM WETLANDS OR WATERCOURSE = 50'

MAP REFERENCES:

TOWN OF NAUGATUCK, MAP SHOWING LAND TO BE RELEASED TO FRANK P. KACKOWSKI ET AL BY THE STATE OF CONNECTICUT, ROUTE 88, SCALE 1"=40', JULY 1985, REV., HOWARD S. IVES, HIGHWAY COMMISSIONER.

SURVEYOR'S GENERAL NOTES

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARD PRACTICES FOR LAND SURVEYING" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS (CALS) IN 1996.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IT INTENDS TO SHOW THE PROPERTY AS OF THE DATE HEREIN.
3. THE BOUNDARY DETERMINATION IS BASED UPON A REPENDENT RESURVEY. SEE NOTES HEREIN.
4. THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY.



William F. Orsine
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN.

