

# FOR LEASE



**1177 New Haven Rd  
Naugatuck, CT 06770**

**Rare Retail Space in Neighborhood Plaza  
Along State RT 63  
Neighbors with Super Wal-Mart, Tractor  
Supply & Dunkin Donuts  
Former Vape Store  
600 +/- S/F  
Asking \$1,100 Modified Gross + Utilities**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 1177 New Haven Road

**CITY, STATE** Naugatuck, CT 06770

**BUILDING INFO** **MECHANICAL EQUIP.**

|                   |           |                              |                 |
|-------------------|-----------|------------------------------|-----------------|
| Total S/F         | 6,090 +/- | Air Conditioning             | Central         |
| Number of floors  | 1         | Sprinkler / Type             |                 |
| Avail S/F         | 600 +/-   | Type of Heat                 | Forced Hot Air  |
| Ext. Construction | Masonry   | <b>OTHER</b>                 |                 |
| Ceiling           | 10'       | Acres                        | 1.71            |
| Roof              | Metal     | Zoning                       | RA1             |
| Date Built        | 2015      | Parking                      | Plenty on Site  |
|                   |           | State Route / Distance To... | 2 miles to RT 8 |

**TAXES**

Assessment  
 Appraisal

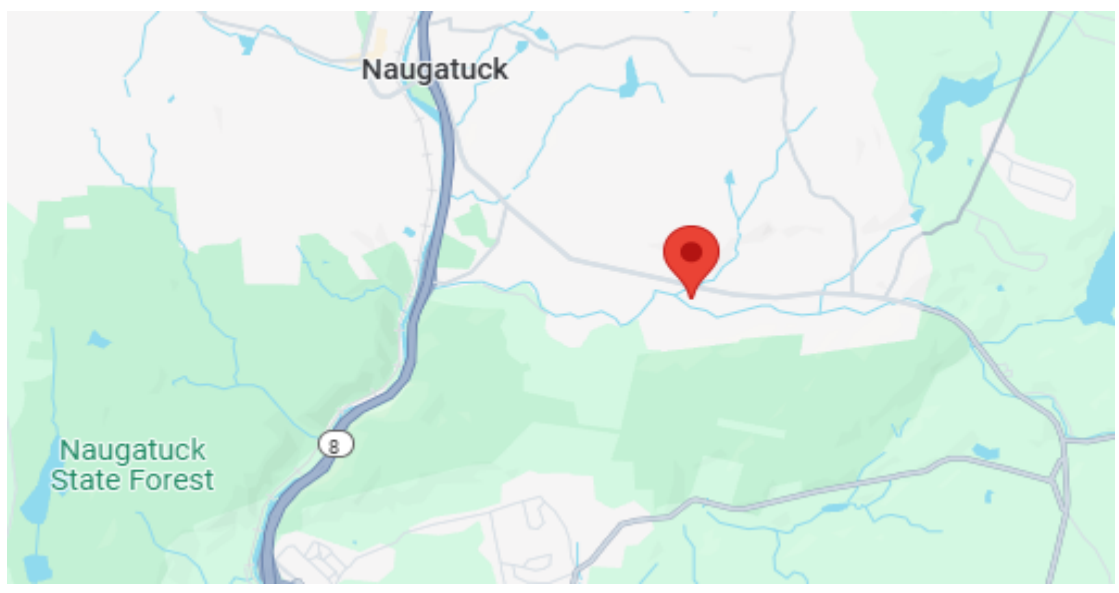
**UTILITIES** **Tenant/Buyer to Verify**

Sewer City  
 Water City  
 Gas Eversource

Mill Rate  
 Taxes

**TERMS**

Electrical Lease \$1,100 Mod Gross + Utilities  
 (Modified is any increase in taxes/CAM over base yr)



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