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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  
\$1,200.00 Gross + Utilities**





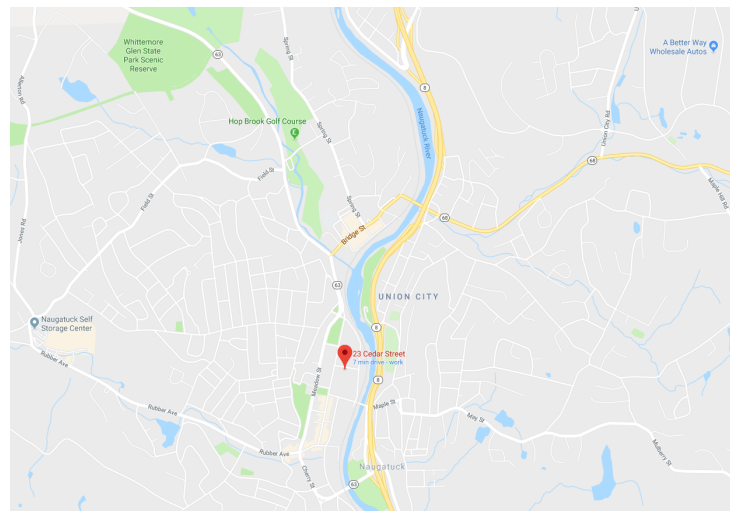
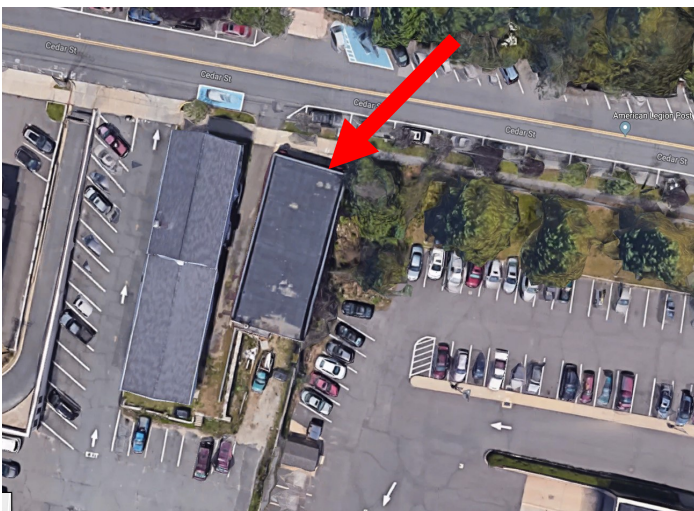
**1,000 +/- S/F Space with bathroom and breakroom**  
**\$1,200.00 Gross + Utilities**



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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	1,000 +/-	Type of Heat	Forced hot air/ Radiant
Office space	1,000 +/-	<b>OTHER</b>	
		Acres	
Ext. Construction	Brick	Zoning	
Ceiling Height	9'	Parking	Ample
Roof	Rubber	State Route / Distance To...	
Date Built	1940	<b>TAXES</b>	
		Assessment	\$189,820.00
		Mill Rate	47.67
		Taxes	\$9,477.75
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease Rate	\$1,200 Gross + Utilities
Water	City		
Gas / Oil	Oil		
Electrical	200 Amps		



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