

FOR SALE/LEASE



**333 Church St
2nd Floor
Naugatuck, CT 06770**

**6,000 +/- S/F Office Condominium
Class A Office - Ideal for all Professional Uses
Great Location & Parking on Busy Church Street
Turnkey - Move in Ready
Lease Price: \$17 PSF + Utilities
Sale: \$885,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS 333 Church Street, 2nd Floor

CITY, STATE Naugatuck, CT 06770

BUILDING INFO MECHANICAL EQUIP.

Total S/F	5,900 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	5,900+/-	Type of Heat	Gas - FA
Will Subdivide to	N/A	Elevator	Yes

OTHER

Office Space	5,900 +/-	Acres	2.34
Ext. Construction	Brick	Zoning	B
Ceiling Height	10'	State Route / Distance To...	RT 8
Roof	Gable	Parking	35 Spaces Shared

TAXES

Date Built	1974	Assessment	\$523,250.00
		Appraisal	\$747,500.00
		Mill Rate	47.75
		Taxes	\$24,985.00

UTILITIES

Sewer	City		
Water	City		
Gas/Oil	Eversource		
Electrical	200 Amps		

TERMS

Lease	\$17 PSF Gross + Utilities
Sale	\$885,000.00









