

FOR SALE/LEASE

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600 Prospect Street Naugatuck, CT 06770 8,320 S/F Commercial Building on 1.05 Acres Great High Traffic Location On Busy Route 68 (DOT Traffic Count 11,400) Suitable For Many Uses and Business Opportunity Possible Too

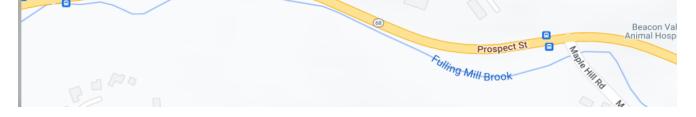
Offered at: TBD

Lease: \$9.00 NNN



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 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
			OTHER	
Office space	+/- 500 (2nd flo	oor)	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	44.75
Water	yes		Taxes	\$16,310.92
Gas	yes		TERMS	
Electrical	200 amps		Sale	TBD
			Lease	\$9.00 NNN
UPS drop box Great Hill Rd	Great h	AT Automatic smission Auto Body	Solutions With Innovation	



Prospect St

Prospect Street Automotive

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