

# FOR SALE/LEASE



**149 - 155 Maple Street  
Naugatuck, CT 06770**

**20,652 +/- S/F Retail/Office Building**

**Prime Location - Outstanding Exposure - Flexible Leasing Opportunities**

**Classic 1900's Charm & Character Throughout**

**Ideal for Retail, Office, Medical & Professional Users**

**Numerous Recent Upgrades Include New Roof & High-Efficiency Furnaces**

**Additional Income Potential from Rentable Highway-Facing Signage**

**Exceptional Location Adjacent to RT 8 & Naugatuck's New Train Station**

**Sale Price \$1,750,000.00**

**Lease Spaces : \$14 PSF + Electric + Pro Rata Share of Snow Removal**

**2,108 +/- S/F Ground Floor - Can Be Subdivided**

**Additional Suites Available up to 6,884 +/- S/F**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 149 Maple Street

**CITY, STATE** Naugatuck, CT 06770

## BUILDING INFO MECHANICAL EQUIP.

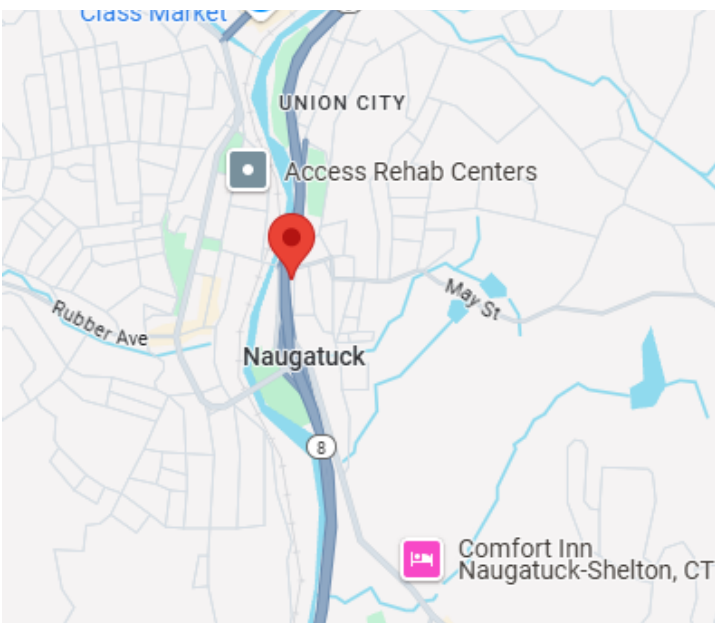
Total S/F	20,652 +/-	Air Conditioning	Central
Floors	3	Sprinkler / Type	
Avail S/F	8,992 +/-	Type of Heat	FHA

Can be divided to	1,054 +/-	<b>OTHER</b>	
		Acres	.3600
		Zoning	RA1
Ceiling Height		Parking	Lot / Street
Roof	Tar / Gravel	Distance To...	RT 8 - Immediate

Ext. Construction	Masonry	<b>TAXES</b>	
Date Built	1900	Assessment	\$472,200.00

<b>UTILITIES</b>	<b>Tenant to Verify</b>	Appraisal	\$330,540.00
Sewer	City	Mill Rate	41.79
Water	City	Taxes	\$13,152.20

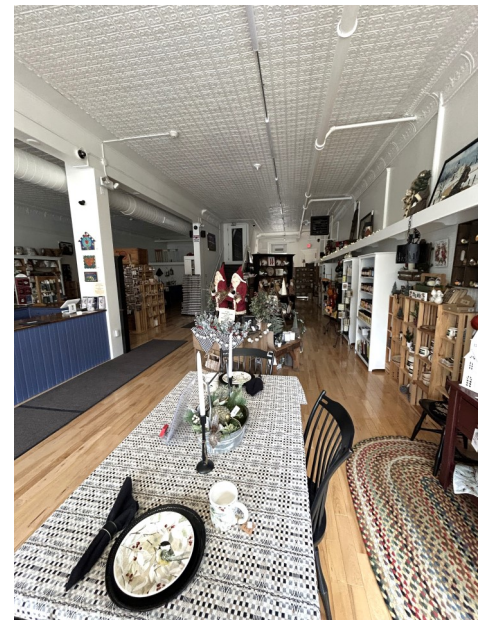
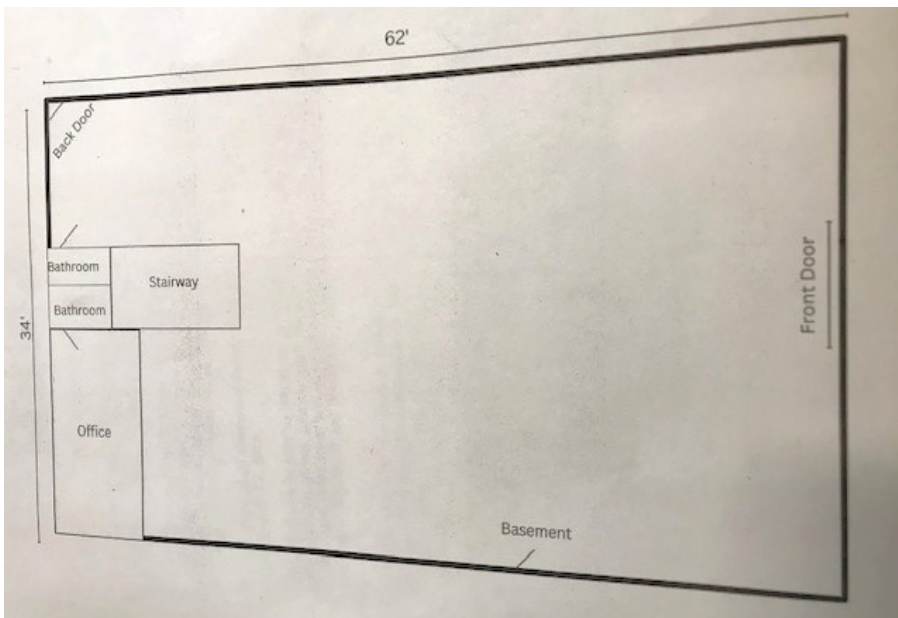
Gas/Oil	Gas & Oil	<b>TERMS</b>	
Electrical	Eversource	Lease	2,108 S/F Starting at \$1,200/mo + Electric + % Snow
Amps-Volts-Phase	400 amps	Lease	6,884 S/F \$5,000/mo + Electric + % Snow
		Sale	\$1,750,000.00



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.



**2,108 +/- S/F Office/Retail**  
**(Will Subdivide to 1,054 S/F)**  
**12' High Tin Ceiling, Updated Lighting,**  
**Freshly Painted**  
**Heat & Water Included, Private Parking**  
**Lot, Billboard Space Considered**  
**Lease: Starting at \$1,200/month + Electric**  
**&**  
**Percentage of Snow Removal**



**6,884 +/- S/F +/- S/F Office/Retail**

**Perfect for an Attorney/Real Estate  
Brokerage**

**Heat & Water Included, Private Parking  
Lot, Billboard Space Considered**

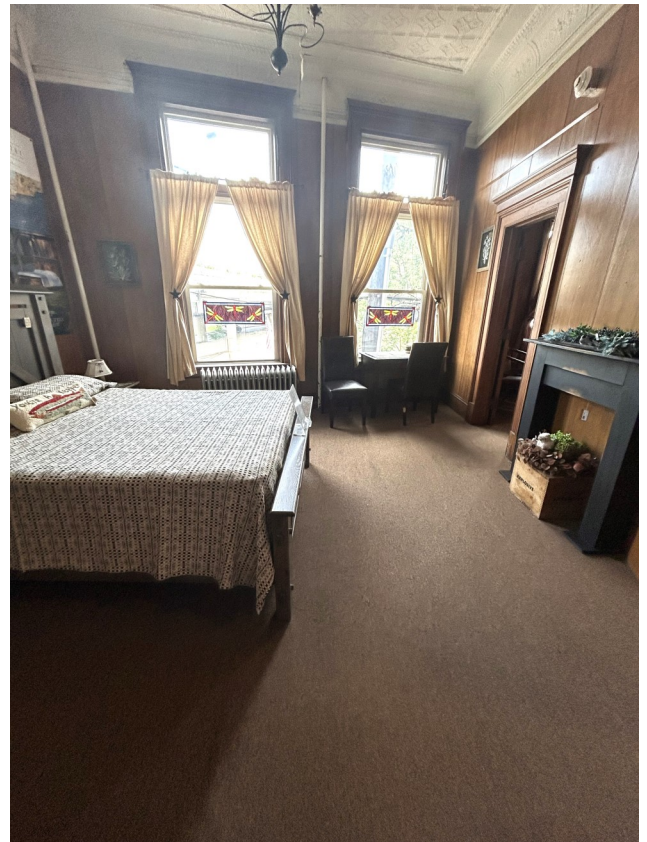
**Lease: \$5,000/month + Electric &  
Percentage of Snow Removal**



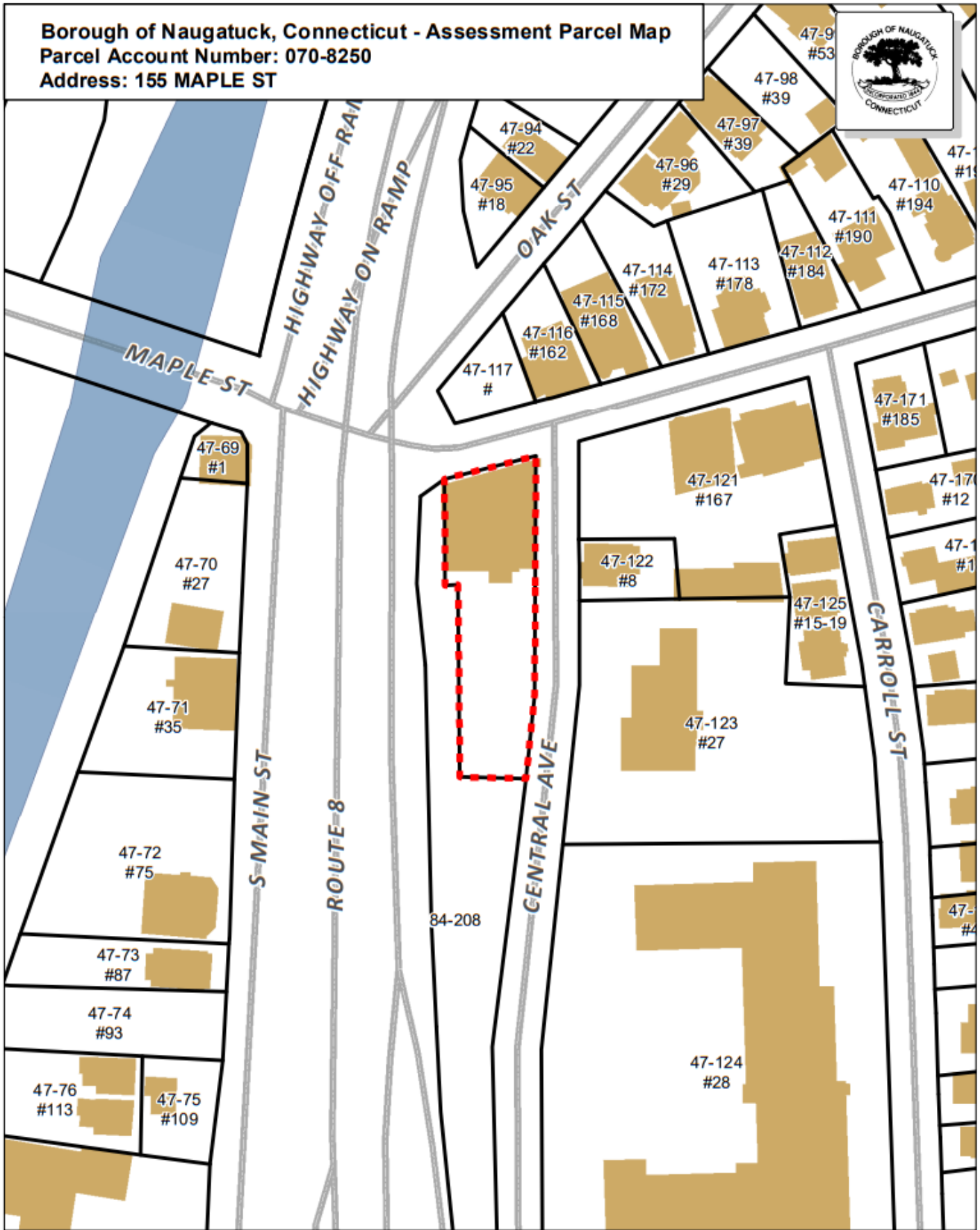


# Godin Property Brokers LLC

Commercial / Industrial



**Borough of Naugatuck, Connecticut - Assessment Parcel Map**  
Parcel Account Number: 070-8250  
Address: 155 MAPLE ST



Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Borough of Naugatuck and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced May 2025