

FOR LEASE



**Remodeled Downtown Retail/Office Space
Close to All Town Amenities**

**Perfect for Salon, Barbershop, Day Spa or
Many Other Retail or Medical Office Uses**

1,275 S/F Space with Private Entrance

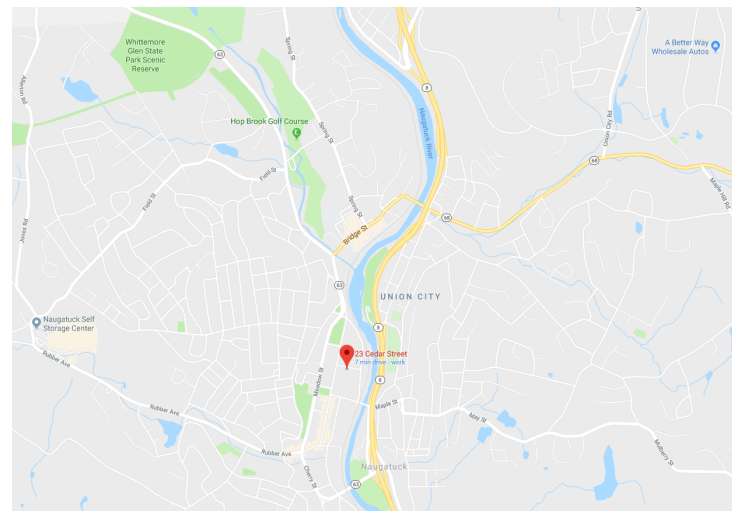
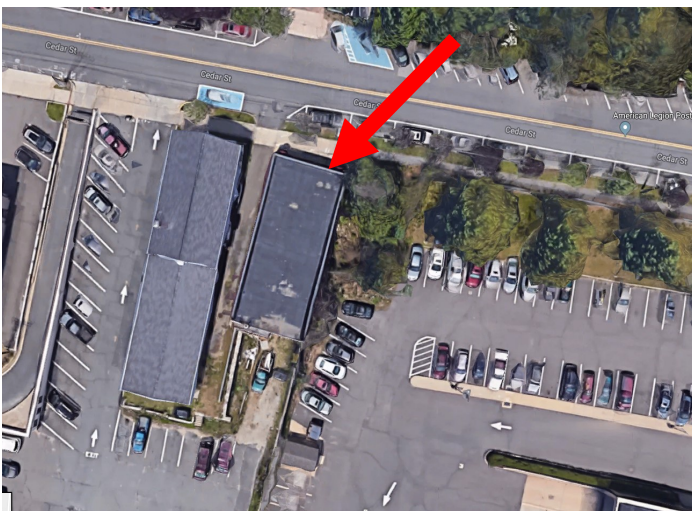
\$16 PSF Gross + Utilities

*23 Cedar Street
Naugatuck, CT 06770*



PROPERTY DATA FORM

| | | | |
|-------------------------|-----------|------------------------------|----------------------------|
| PROPERTY ADDRESS | | 23 Cedar Street | |
| CITY, STATE | | Naugatuck, CT 06770 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 2,300 +/- | Air Conditioning | Wall Unit |
| Number of floors | 1 | Sprinkler / Type | No |
| Avail S/F | 1,275 +/- | Type of Heat | Forced hot air/ Radiant |
| | | OTHER | |
| | | Acres | |
| Ext. Construction | Brick | Zoning | |
| Ceiling Height | 9' | Parking | Ample |
| Roof | Rubber | State Route / Distance To... | |
| Date Built | 1940 | TAXES | |
| | | Assessment | |
| | | Mill Rate | |
| | | Taxes | |
| | | TERMS | |
| | | Lease Rate | \$16 PSF Gross + Utilities |
| UTILITIES | | | |
| Sewer | City | | |
| Water | City | | |
| Gas / Oil | Oil | | |
| Electrical | 200 Amps | | |



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