

# FOR SALE

**880 - 886 New Haven Road  
Naugatuck, CT 06770**



**Owner / User Opportunity or Investor  
Used Auto Dealer Location  
In Business For over 20 Years**

**1,000 S/F Office / 950 S/F Service Shop  
Parking lot capacity for 45 vehicles**

**DOT vehicle count 22,000**

**Income Producing Property  
Possible Owner Financing**

**Asking Price: \$595,000.00**

**MATTHEWS COMMERCIAL PROPERTIES LLC.**



**819 Straits Turnpike, Suite 3B, Middlebury, CT 06762**

**Phone: 203-753-5800 / Fax: 203-574-3875**

**Web site: [www.matthewscommercial.com](http://www.matthewscommercial.com)**

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**880 - 886 NEW HAVEN ROAD  
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Total square feet	7,583
Number of floors	2
Office space	1,500
Available overhead doors	3
Exterior construction	Cedar/block/aluminum
Interior construction	Sheetrock
Ceiling height	8' - 14"
Roof	Asphalt shingles
Date built	1920 / 1930
Air conditioned	Office - HVAC / wall units
Type of heat	Gas
Sewer	City
Water	City
Gas	EverSource
Electrical	EverSource / 200 amps / 240 volts / single phase
Total acres	1.44
Zoning	RA1 and I2
Parking	Off street
Interstate/distance to	II-84 / 3 miles
State route/distance to	Route 8 / 1 mile
TAXES      Assessment	\$343,140.00
Mill rate	48.35
Taxes	\$16,590.00
<b>SALE PRICE:</b>	<b>\$595,000.00</b>

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**INCOME**

3Br apt back bldg (1 yr)	950.00		
1Br apt front bldg (5 yrs)	675.00		
2Br apt front bldg (8 yrs)	775.00		
2Br apt side bldg (20 yrs)	700.00		
A-1 Rentals end bldg (30 yrs)	650.00		
Streamline Motors	<u>2,500.00</u> (fixed 3 years)		
	Monthly	\$6,250.00	Yearly      \$75,000.00

**EXPENSES**

Water	1,347.00		
Real Estate Taxes	16,590.00		
Insurance	4,555.20		
Refuse Removal	<u>1,115.41</u>		
Total Expenses	23,607.61		<u>\$23,607.61</u>
		<b>NOI</b>	<b>\$51,392.39</b>

**CAP RATE: 8.6%**

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