

FOR SALE

**1453 New Haven Road (Rt 63)
Naugatuck, CT 06770**



- **7,688 SF+/- Office and Shop Property**
- **Great parking**
- **10' - 20' Ceilings**
- **3 - 10'x12' Overhead Doors**
- **1 Acre**
- **Well Maintained Facility**
- **Great Visibility on Rt. 63**
- **Asking \$750,000.00**

**CONTACT: GERRY MATTHEWS
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MATTHEWS COMMERCIAL PROPERTIES LLC.

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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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	1453 New Haven Road, (Rt 63)		
CITY, STATE	Naugatuck, CT 06770		
BUILDING INFO			
Total S/F	7,688 SF+/-	MECHANICAL EQUIP	
Number of Floors	1.5	Air conditioning	Yes
Available SF	7,688 SF+/-	Type of heat	Oil Fired Hot Air and Electric
Office Space	1st floor - 3,200 SF+/-	TAXES	
	2nd floor - 1,440 SF+/-	Appraised	\$653,714.00
	Shop Area 3,048 SF+/-	Assessment	\$457,600.00
Total Available Drive-In	3 10'x12'	Mill Rate	47.25
Total Available SF Mezz	600 SF+/-	Total	\$21,621,60
Exterior construction	Vinyl Clapboard	LAND	
Interior construction	Finished	Total Available Acres	1
Ceiling height	10' - 20'	Zoning	R-30
Roof	Gable/Asphalt	Parking	Good
Date built	2001	TERMS	
UTILITIES		Sale price	\$750,000.00
Sewer	Septic		
Water	Well		
Oil	2 / 330 Gallon Tanks		
Electric	460 Amp		

COMMENTS:

1st Floor Office - 4 Private Offices, 1 Conference Room, 4 Restrooms, Kitchenette, Canteen Area, Reception Area, Bull Pen Area
 2nd Floor Office - Large Open space,
 Garage / Shop - 3 / 10'x12' Overhead Doors, Locker Room, Bathroom, Shower



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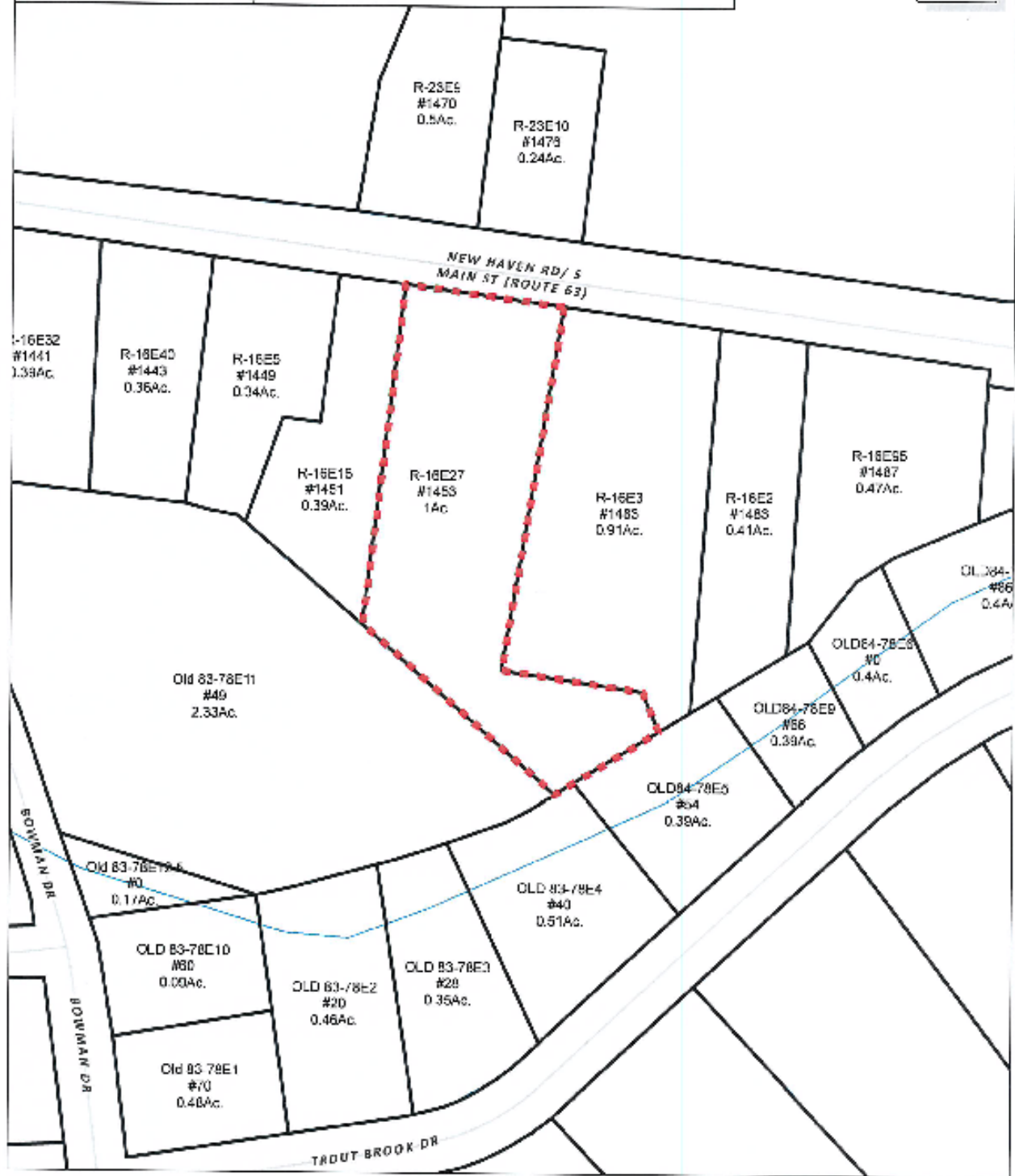








Borough of Naugatuck, Connecticut - Assessment Parcel Map
Parcel Account Number: 034-7200
Address: 1453 NEW HAVEN RD



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
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Map Produced March 2019