

332-346-348 Howe Avenue, Shelton, Connecticut



Mixed Use Property for Sale

Building: Apartments, Laundry & Industrial Garage

Parking: Off-street for 9 cars

Utilities: City Water & Sewer, Natural Gas

Sale Price: \$825,000

Property is located in one of Connecticut's most aggressively sought after areas.

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2
Email: bruce@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com



CITY OF SHELTON REAL PROPERTY DATA

PROPERTY LOCATION		ASSRS MAP - LOT	SURVEY MAP - LOT	ZONE	CENSUS TRACT	NBHD	SITE	CARD	RUNDATE	SIDE
332 HOWE AVE		117.B-64		CB-2	1101.	20500	01		01/24/2017	1
CURRENT OWNER			NAME OF BUSINESS			ASSESSMENT INFORMATION				
NAME 1 - MONACO JOSEPH A SR MARYANN NAME 2 - LAWRENCE & JOSEPH A JR ADDRESS - 160 CROSSHILL RD ADDRESS - MONROE CT ADDRESS - ZIP - 06468			SHELTON'S LAUNDRAMAT			YEAR	CLASS	UNITS	FULL VALUE	ASSESSED
						2016	2-1 2-3 2-2	1.00 1.00 1.00	24800 600 234200	17360 420 163940
							TOTAL		259600	181720
OWNER HISTORY										
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP				
MONACO JOSEPH A SR MARYANN	3416	157	06/26/2013		N	Q	2011	2-1 2-3 2-2	24000 600 223700	16800 420 156590
MONACO JOSEPH A SR & MARYANN	1190	73	12/01/1993		N	Q				
MONACO JOSEPH A SR, MARY	1101	54	10/30/1992		N	Q				
MONACO JOSEPH A SR, MARYA	939	14	01/02/1990		N			TOTAL	248300	173810
						2006	2-1 2-3 2-2	1.00 1.00 1.00	29400 720 239580	20580 500 167710
							TOTAL		269700	188790
						2005	2-1 2-3 2-2	1.00 1.00 1.00	26100 720 145180	18270 500 101630
							TOTAL		172000	120400
LAND DESCRIPTION DATA										
LAND TYPE	ACREAGE	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED			
PRIME SITE	4356.00			2-1	5.70	24829	17380			
						TOTAL			24829	17360
SITE										
NBHD TYPE	MIXED	ELEVATION	-	DESIRABILITY	-	TYPICAL				
ROAD	STATE	SEWER	-	LANDSCAPING	-	TYPICAL				
TRAFFIC	HEAVY	WATER	-	DRIVEWAY	-					
BLDG SET BACK		UTILITIES	-	MAJOR USE	-	MULTI USE-MULTI OCCU				
VIEW		COMPARED	-							
BUILDING PERMITS										
NUMBER	DATE	VALUE	DESCRIPTION	C.O. DATE	COMP DATE					
PROPERTY CLASSIFICATION CODES										
COMMERCIAL 2-					PUBLIC UTILITY 4-					
2-1 LAND(EXCEPT APT.BLDS)					4-1 LAND					
2-2 BUILDINGS					4-2 BUILDINGS					
2-3 APARTMENTS					4-3 OUTBUILDINGS					
2-4 CONDOMINIUMS					VACANT LAND 5-					
2-5 OUTBUILDINGS					5-1 RESIDENTIAL					
2-6 LAND (APT BUILDINGS)					5-2 COMMERCIAL					
INDUSTRIAL 3-					5-3 INDUSTRIAL					
3-1 LAND					5-4 WETLANDS					
3-2 BUILDINGS					5-5 OUTBUILDINGS					
3-3 IMPROVEMENTS										

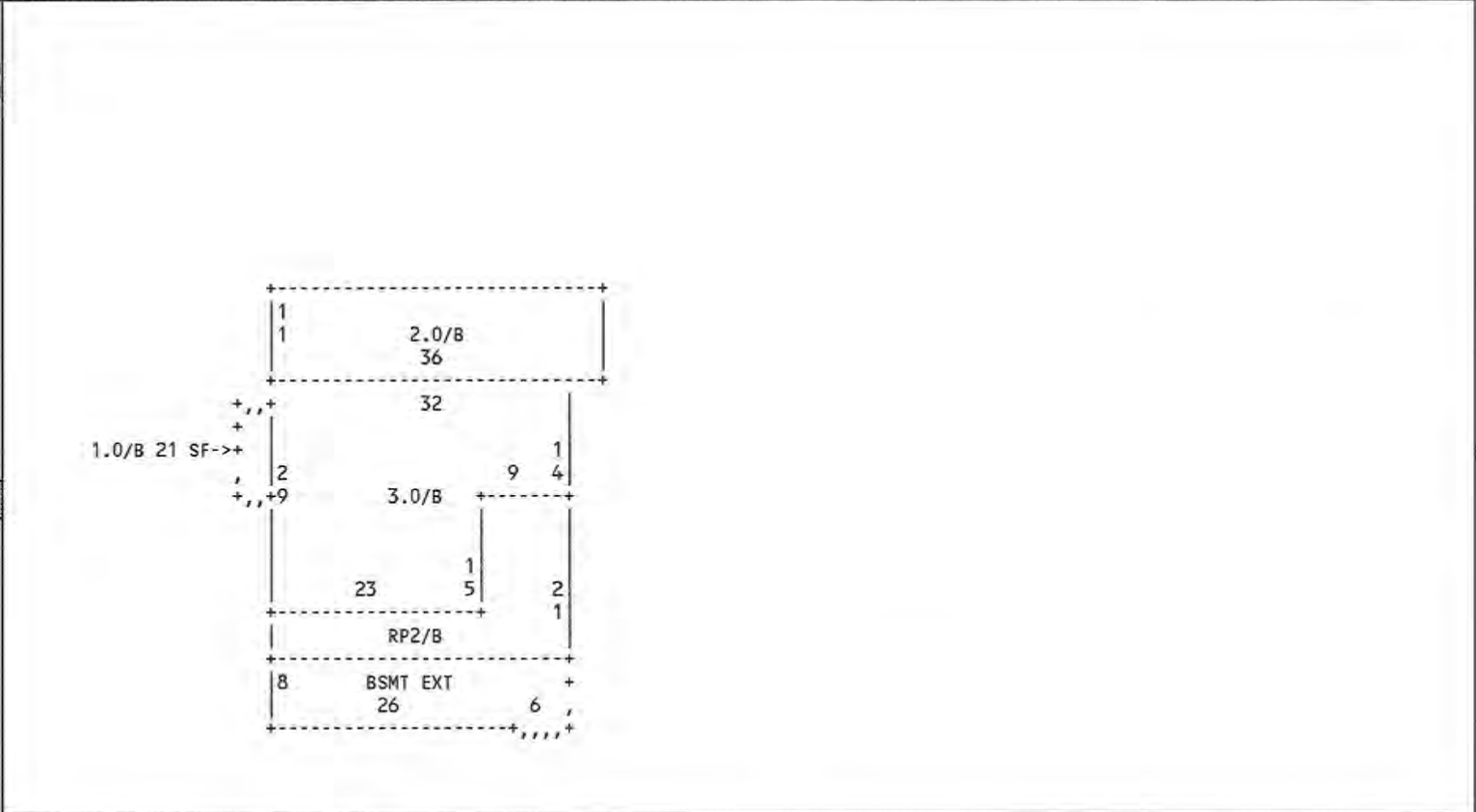
CITY OF SHELTON REAL PROPERTY DATA

PROPERTY LOCATION	ASSRS MAP - LOT	SURVEY MAP - LOT		SIDE
332 HOWE AVE	117.B-64			2

INTERIOR DESCRIPTION																			
USED	UNIT	NO.	VALUE	YEAR	LOCATION	HT	INT	FUNC	INT	FLOOR	LIGHT	HEAT	A/C	SPRINK					
AS DESCRIPTION	TYPE	UNIT	UNIT CLASS	FIN	FROM	TO	PSTY	AREA	COND	UTIL	FIN	CONSTR	PCT	TYPE	PCT	TYPE	PCT	TYPE	PCT
MULT USE & OCC, BSMT	SQ FT		AREA	C	1920	B	B	8	865	AVERA	1.00	CONC		HOT		NON		NON	
MULT USE & OCC, RETAI	SQ FT		AREA	C	1960	B	B	10	910	AVERA	1.00	WOOD	100	HOT		CEN		NON	
MULT USE & OCC, APTS	3 BR A	2	AREA	C	1960	01	02	8	2399	AVERA	1.00	WOOD	100	HOT		NON		NON	
MULT USE & OCC, APTS	1 BR A	1	AREA	C	1960	03	03	8	793	AVERA	1.00	WOOD	100	HOT		NON		NON	

BUILDING DESCRIPTION DATA	SKETCH
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BUILDING/SECT -	0101
EFF YR BUILT -	1978
BUILT AS -	MULTI USE-MULTI OCCU
USED AS -	MULTI USE-MULTI OCCU
EXTERIOR COND -	AVERAGE
FUNCT UTILITY -	NORMAL
ROOF TYPE -	OTHER
ROOF MATERIAL -	BUILT UP
GRADE -	111
GRADE MOD -	1.00
SECTION PERIM -	
YEAR BUILT -	1920
FUNC OBS MULT -	000
EXTWAL MAT -	FRAME
EXT LINFT -	174
EXT HT -	24
EXTFACE MAT -	
FCWALL LINFT -	
SECT TOT AREA -	4967
PARTIAL CONST -	



NOTES

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IMPROVEMENT DATA											
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DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLSS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD	ASSESSED
PORCH, COVERD	SQUARE FE	327		1	C	3	1960	2-3	2399	25		600	420
TOTAL												600	420

CITY OF SHELTON REAL PROPERTY DATA

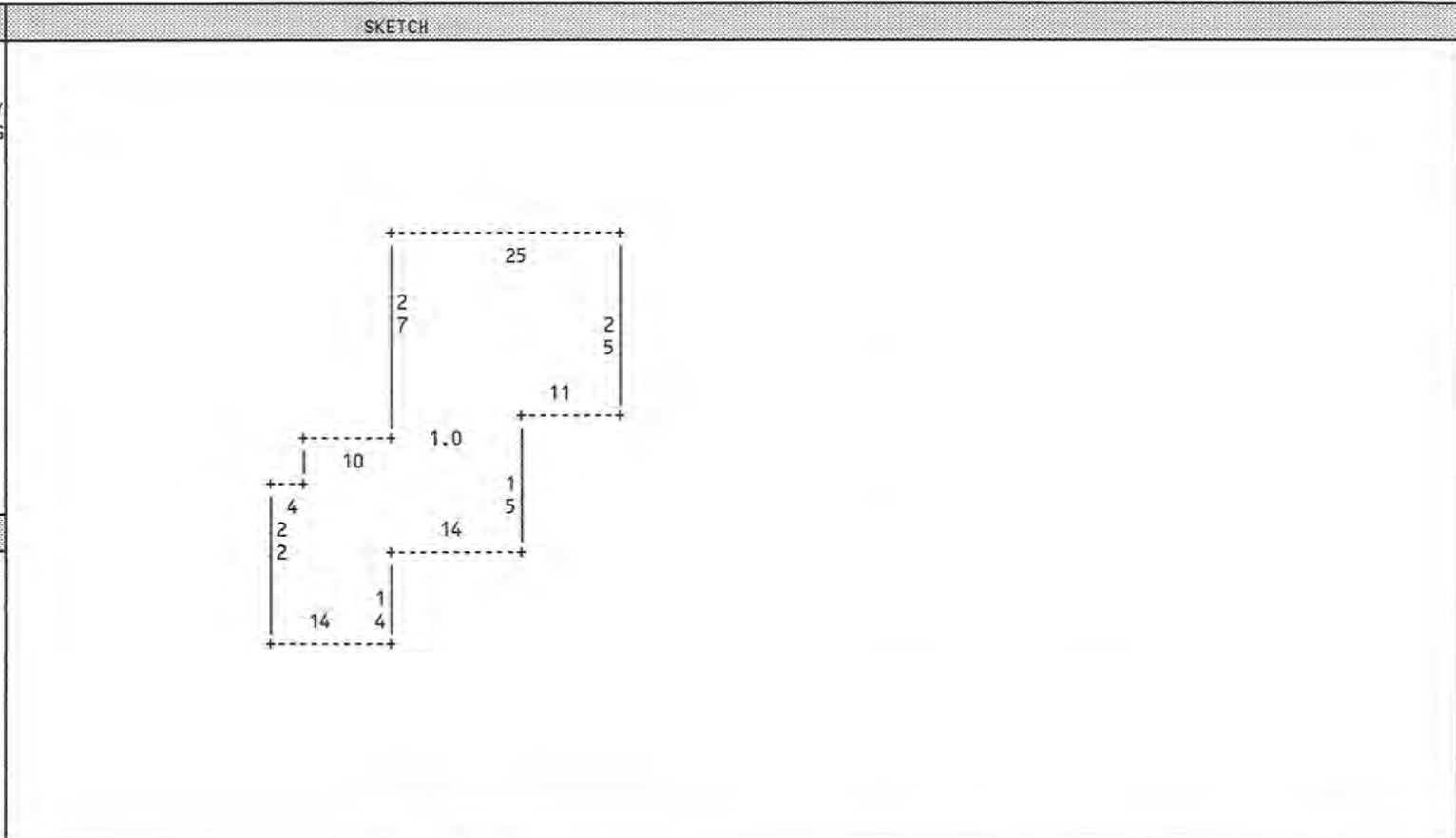
PROPERTY LOCATION		ASSRS MAP - LOT	SURVEY MAP - LOT	ZONE	CENSUS TRACT	NBHD	SITE	CARD	RUNDATE	SIDE		
346 -348 HOWE AVE		117.B-65		CB-2	1101.	20500	01		01/24/2017	1		
CURRENT OWNER				NAME OF BUSINESS			ASSESSMENT INFORMATION					
NAME 1 - MONACO JOSEPH A SR MARYANN NAME 2 - LAWRENCE JOSEPH A JR ADDRESS - 160 CROSSHILL RD ADDRESS - MONROE CT ADDRESS - ZIP - 06468				GARAGE/OFFICE			YEAR	CLASS	UNITS	FULL VALUE	ASSESSED	
							2016	2-1 2-2 2-5 25P	1.00 1.00 1.00	24800 39310 250 6440	17360 27520 180 4510	
								TOTAL		70800	49570	
OWNER HISTORY												
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP	YEAR	CLASS	UNITS	FULL VALUE	ASSESSED	
MONACO JOSEPH A SR MARYANN	3416	159	06/26/2013		N	Q	2015	2-1 2-2 2-5	1.00 1.00 1.00	24000 38700 300	16800 27090 210	
MONACO JOSEPH A SR MARY ANN &	1101	54	10/30/1992		N	Q						
MONACO JOSEPH A SR, MARYA	939	14	01/02/1990		N							
								TOTAL		63000	44100	
							2011	2-1 2-2 2-5	1.00 1.00 1.00	24000 38700 300	16800 27090 210	
								TOTAL		63000	44100	
							2006	2-1 2-2	1.00 1.00	29400 36500	20580 25550	
								TOTAL		65900	46130	
LAND DESCRIPTION DATA												
LAND TYPE	ACREAGE	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED	YEAR	CLASS	UNITS	FULL VALUE	ASSESSED
PRIME SITE	4356.00			2-1	5.70	24829	17380	2005	2-1 2-2	1.00 1.00	26100 20300	18270 14210
								TOTAL			46400	32480
						TOTAL					24829	17360
SITE												
NBHD TYPE - MIXED ROAD - STATE TRAFFIC - HEAVY BLDG SET BACK - VIEW -	ELEVATION - SEWER - YES WATER - PUBLIC UTILITIES - GAS/ELEC COMPARED -	DESIRABILITY - TYPICAL LANDSCAPING - TYPICAL DRIVEWAY - MAJOR USE - MULT USE & OCC, GARAG										
BUILDING PERMITS												
NUMBER	DATE	VALUE	DESCRIPTION	C.O. DATE	COMP DATE							
<p>PROPERTY CLASSIFICATION CODES</p> <p>COMMERCIAL 2- 2-1 LAND(EXCEPT APT.BLDS) 2-2 BUILDINGS 2-3 APARTMENTS 2-4 CONDOMINIUMS 2-5 OUTBUILDINGS 2-6 LAND (APT BUILDINGS)</p> <p>INDUSTRIAL 3- 3-1 LAND 3-2 BUILDINGS 3-3 IMPROVEMENTS</p> <p>PUBLIC UTILITY 4- 4-1 LAND 4-2 BUILDINGS 4-3 OUTBUILDINGS</p> <p>VACANT LAND 5- 5-1 RESIDENTIAL 5-2 COMMERCIAL 5-3 INDUSTRIAL 5-4 WETLANDS 5-5 OUTBUILDINGS</p>												

CITY OF SHELTON REAL PROPERTY DATA

PROPERTY LOCATION	ASSRS MAP - LOT	SURVEY MAP - LOT	SIDE
346 -348 HOWE AVE	117.B-65		2

INTERIOR DESCRIPTION																			
USED	UNIT	NO.	VALUE	YEAR	LOCATION	HT	INT	FUNC	INT	FLOOR	LIGHT	HEAT	A/C	SPRINK					
AS DESCRIPTION	TYPE	UNIT	UNIT CLASS	FIN	FROM	TO	PSTY	AREA	COND	UTIL	FIN	CONSTR	PCT	TYPE	PCT	TYPE	PCT	TYPE	PCT
MULT USE & OCC,GARAG	SQ FT		AREA	C	1940	01	01	12	210	AVERA	1.00		CONC		UNIT		NON		NON
MULT USE & OCC,GARAG	SQ FT		AREA	C	1940	01	01	14	983	AVERA	1.00		CONC		UNIT		CEN		NON

BUILDING DESCRIPTION DATA	
BUILDING/SECT	0101
EFF YR BUILT	1981
BUILT AS	SMALL IND, AUTO BODY
USED AS	MULT USE & OCC,GARAG
EXTERIOR COND	AVERAGE
FUNCT UTILITY	NORMAL
ROOF TYPE	FLAT
ROOF MATERIAL	BUILT UP
GRADE	111
GRADE MOD	.95
SECTION PERIM	
YEAR BUILT	1920
FUNC OBS MULT	000
EXTWAL MAT	CONC BLOCK
EXT LINFT	186
EXT HT	16
EXTFACE MAT	STUCCO
FCWALL LINFT	116
SECT TOT AREA	1193
PARTIAL CONST	



NOTES

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IMPROVEMENT DATA													
DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLSS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD	ASSESSED
SHED,WOOD	DIMENSION	6	12	1	C	3	1990	2-5	550	45		248	173
TOTAL												248	173

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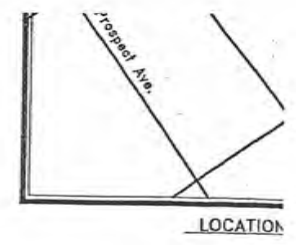
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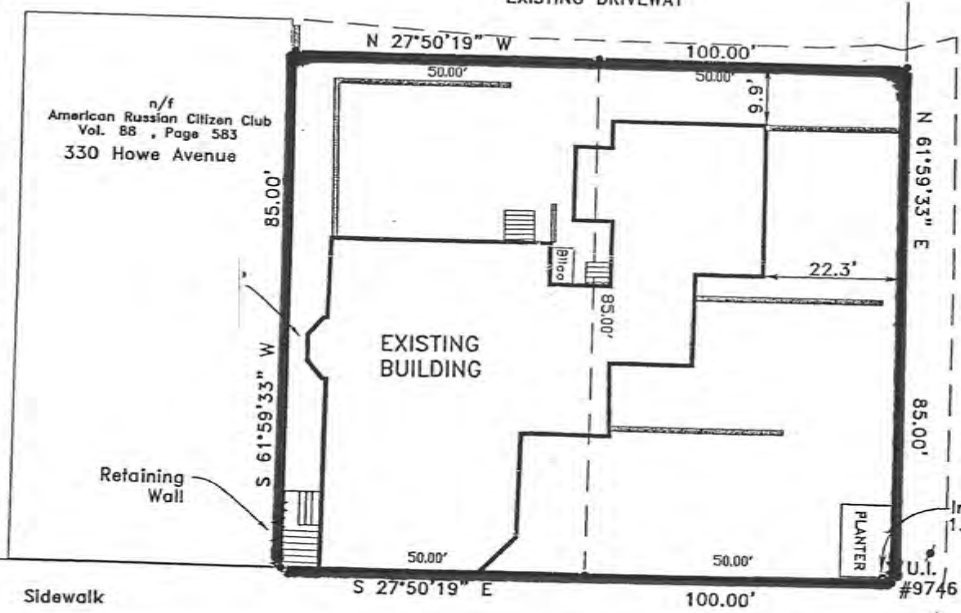
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CORNELL STREET

n/f
Ricardo & Alfonsina Addario
Vol. 734 , Page 195
64 Cornell Street



n/f
American Russian Citizen Club
Vol. 88 , Page 583
330 Howe Avenue

EXISTING BUILDING

EXISTING DRIVEWAY

Iron Pin (Fnd.)
1.61' From Property Corner

U.I. #9746
Watergate

Iron Pipe (Fnd.)

Retaining Wall

PLANTER

Pole #5047

Sign

LEGEND

SYMBOL

DESCRIPTION

○

Iron Pin (Found)

⊙

Iron Pipe (Found)

—

Property Line

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Retaining Walls

○

Watergate

#

U.I.

+

Sign

EDGE OF ROAD

HOWE AVENUE

SANITARY SEWER

Manhole

Manhole