

109 South Main Street, Naugatuck, CT

DOM: **0**

List Price: **\$439,900**

Status: **Active**
 MLS#: **170433287**
Commercial For Sale

Neighborhood: **N/A**
 Sub Property Type(s): **Investment, Office, Residential Income, Retail, Other**

Last Update: **08/29/2021** Orig. List Price: **\$439,900**



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Description of the Property Containing the Space For Sale

Potential Short Sale: **No**
 Location: **Highway Access, Downtown, Urban**
 Acres: **1.29** In Flood Zone: **No**
 Zoning: **Commercial/misused**
 Year Built: **1920** Number of Units: **3**
 Property Tax: **\$861** Mil Rate: **47.75**
 Fronts On: **Private Road**
 Elevation Certificate:
 Conforming Use:
 Number of Tenants:
 Assessed Value: **\$18,030** Tax Year: **July 2021-June 2022**

Description of the Space For Sale

Present Use: **vacant, Gas station, Multifamily**
 Stories: Ceiling Height: Restrooms: **6**
 Potential Use: **Investment, Residential income**
 Overhead Doors: **1** Loading Docks:
 ADA Compliant:

Features

Lot Description: **Level Lot**
 Construction: **Frame, Concrete**
 Foundation: **Concrete**
 Roof: **Asphalt Shingle**
 Handicap Features:
 Commercial Features:
 Exterior Feat:
 Avail. Documents: **Soil Survey**
 Flooring:

Utility Information

Available Utilities: **Electric, Gas**
 Electrical Voltage: Electrical Amperage: Electrical Phases: # of Electrical Services:
 Heat Type: **Baseboard, Other, Fueled By: Natural Gas**
 Cooling: **None**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

Parking Information

Covered Spaces: Uncovered Spaces: **12** Total Spaces: **12**
 Parking Spaces Per 1000 Sq. Ft. Parking Description: **Covered Garage, Driveway**

Square Foot Information

Total Square Feet: **4,750** Square Foot Source: **Public Records** Space is Subdividable **Yes**
 Industrial Square Feet: Office Square Feet: Residential Square Feet:
 Retail Square Feet: Warehouse Square Feet: Additional Space Available: **Yes**

Unit Descriptions & Features

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
4+Bedrooms		4		1,200	\$1,400	4	
Office			2	655		1	

Public Remarks

******Investor take notice ****Rear Development Opportunity Highly visible total 1.25 Acer commercial use in thriving Naugatuck. This package deal Includes 93 S Main .33 Ac. Commercial lot, 109 S Main office/bay garage building on .29 Ac. & 113 S main 2 buildings (2family each) on .37 Ac land. Former Gas Station with 2 dispensers, 2 underground unused tanks. Office building is with 2 half bathrooms. Good for many usages e.g. Gas station, retail, and automotive business, strip mall, multifamily development. Don't miss out! Take advantage of Naugatuck town's generous incentives for new business!!**

