

FOR SALE/LEASE

CONTACT: ED GODIN, SIOR or MIKE GRIEDER

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Phone: 203-577-2277 Fax: 203-577-2100



**600 Prospect Street
Naugatuck, CT 06770**

**8,320 S/F Commercial Building on 1.05 Acres
Great High Traffic Location
On Busy Route 68 (DOT Traffic Count 11,400)
Suitable For Many Uses and
*Business Opportunity Possible Too***

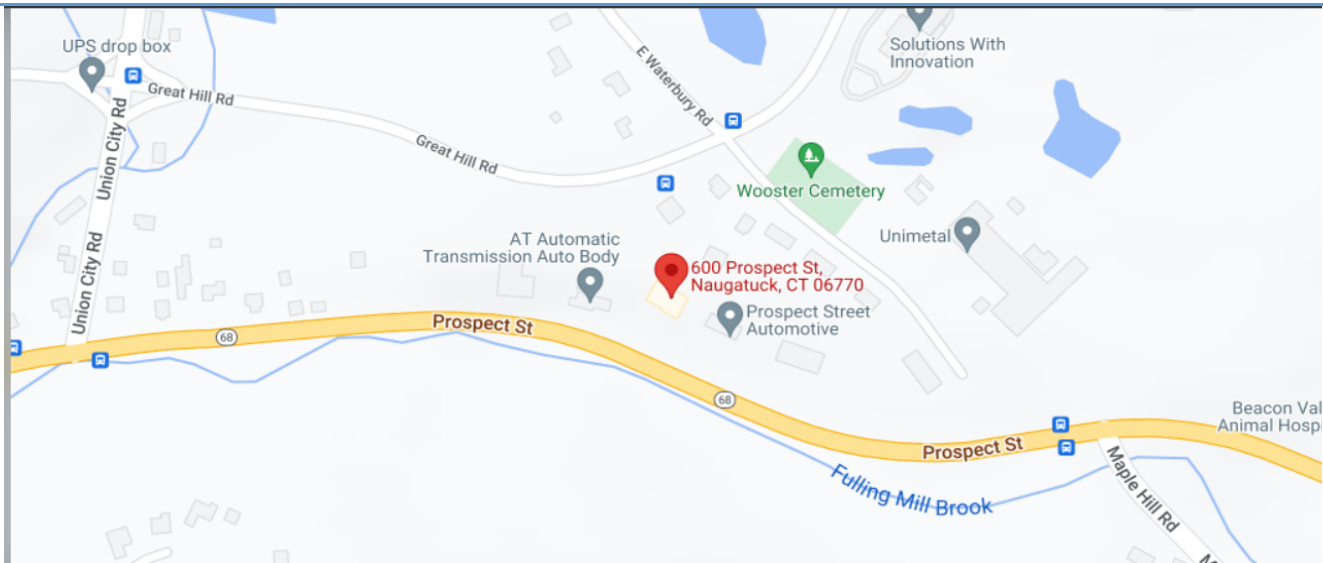
Offered at: \$649,000.00

Lease: \$9.00 NNN



PROPERTY DATA FORM

PROPERTY ADDRESS		600 Prospect Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,320 S/F	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F 1st floor	8,320 S/F	Type of Heat	Gas
		OTHER	
Office space	+/- 500 (2nd floor)	Acres	1.05
Docks		Zoning	Commercial
Overhead doors	1	Parking	30 +/-
Ext. Construction	Wood/ Steel	State Route / Distance To...	I-84 - 4 miles RTE 8 - 2 miles
Ceiling Height	9'		
Roof	Asphalt	TAXES	
Date Built	1960-2005	Assessment	\$364,490.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$520,700.00
Sewer	Septic	Mill Rate	44.75
Water	yes	Taxes	\$16,310.92
Gas	yes	TERMS	
Electrical	200 amps	Sale	\$649,000.00
		Lease	\$9.00 NNN

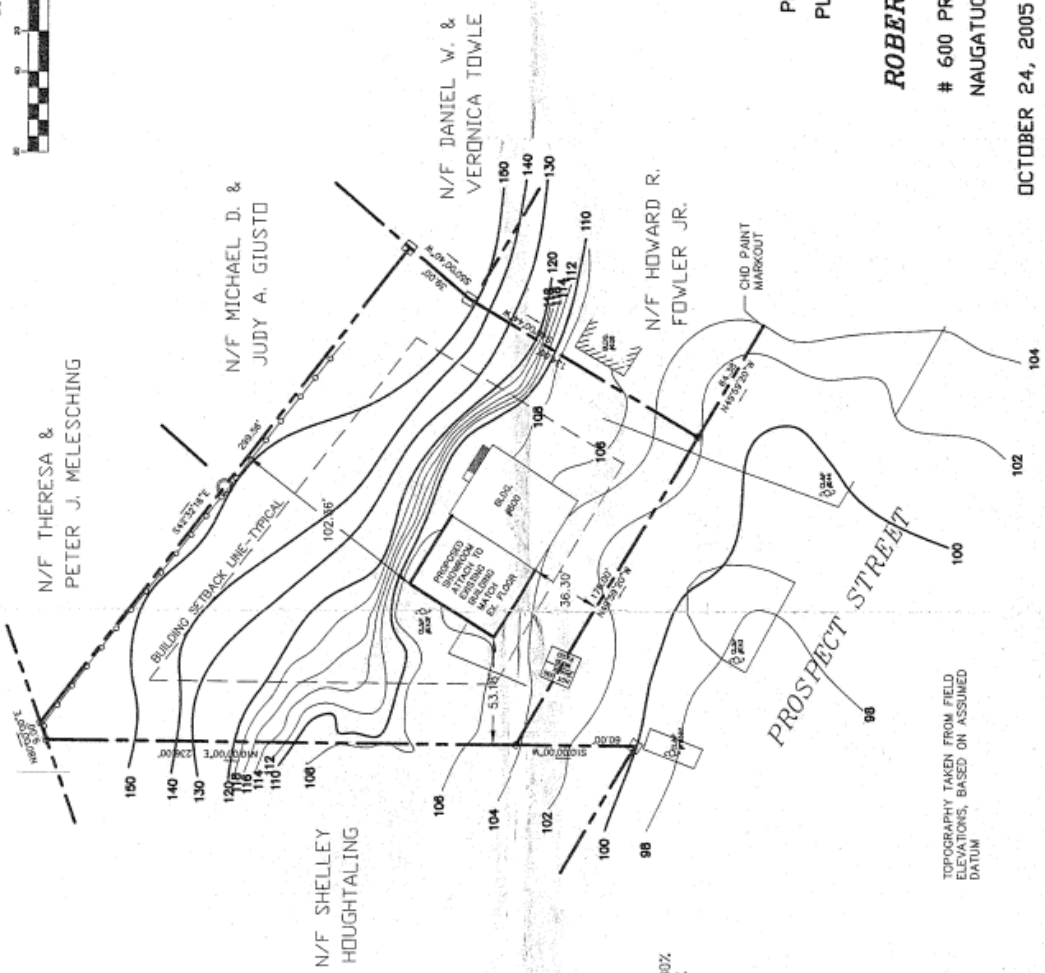
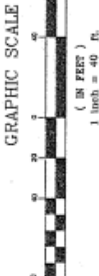


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N/F THE BURGH OF NAUGATUCK "CALL BEFORE YOU DIG" (1-800-922-4455) FOR LOCATION



TOPOGRAPHY TAKEN FROM FIELD ELEVATIONS, BASED ON ASSUMED DATUM

PROPOSED
PLOT PLAN
FOR
ROBERT W. PECCI
600 PROSPECT STREET
NAUGATUCK, CONNECTICUT
OCTOBER 24, 2005
SCALE 1"=40'

WILLIAM F. ORSINE & ASSOCIATES
SURVEYING & MAPPING
1 PRESTIGE DRIVE, SUITE 110, - MERIDEN, CONNECTICUT 06450
PHONE (203) 235-6695 FAX (203) 238-0840
WILLIAM F. ORSINE - LAND SURVEYOR MICHAEL EARLEY - LSIT
E-MAIL: william@wfoa.com

GENERAL NOTES

1. ALL ELEVATIONS AND CONTOURS ARE APPROXIMATE
2. INSTALL AT OWNERS RISK BY 4" PVC AND 1/2" GALVANIZED IRON PIPE (G.I.P.) PER FOOT
3. ALL LATERAL CROSSINGS OVER AND UNDER WATER VERTICAL DISTANCE LATERALS THAT CANNOT MEET THIS CRITERIA SHALL BE EMPOSED IN CONCRETE TO A DEPTH OF 18" UNLESS OTHERWISE NOTED
4. EXISTING UTILITIES SERVING ADJACENT PROPERTIES WITHIN THE PROJECT SHALL BE IDENTIFIED AND MARKED
5. EXISTING LATERALS SHALL HAVE A MINIMUM COVER OF 7" UNLESS OTHERWISE INDICATED BY DESIGN OR CITY ENGINEER
6. ALL WATER AND SANITARY IMPROVEMENTS SHALL COMPLY WITH ENGINEERING DEPT. AND WATER BUREAU STANDARDS AND SPECS
7. THE LOCATION OF EXISTING UNDERGROUND PIPES, CONDUITS, VENTS AND STRUCTURES AS SHOWN ON THE PLANS ARE APPROXIMATE. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL CONTACT THE UTILITY FIELD DIVISION OF THE CONNECTICUT WATER CONTROL BOARD AT 1-800-922-4455 FOR LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION
8. CONTRACTOR SHALL VERIFY ALL UTILITY CONDITIONS PRIOR TO CONSTRUCTION. FURTHERMORE, ALL PLANS INFORMATION, INCLUDING DIMENSIONS AND SETBACKS, SHALL BE BASED ON THE BEST AVAILABLE MAPPING FOR THE AREA FROM CITY RECORDS. ALL SUCH INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE PERFORMANCE OF WORK SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE PROJECT
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND CITY ENGINEER PRIOR TO CONSTRUCTION IN THE PRESENCE OF THE DESIGN ENGINEER AND CITY ENGINEER

BE/B3 ZONING REGULATIONS:

- MINIMUM LOT AREA = 20,000 S.F.
- MINIMUM DIMENSION OF SQUARE ON LOT = 100'
- MINIMUM STREET FRONTAGE FOR EACH LOT = 100'
- MINIMUM NUMBER OF STORIES FOR A BUILDING = 2
- MAXIMUM HEIGHT OF A BUILDING = 40'/30'
- MINIMUM SETBACKS:
FROM STREET LINE = 25'
FROM REAR PROPERTY LINE = 30'
FROM SIDE PROPERTY LINE = 30'
- MAXIMUM LOT COVERAGE AS PERCENT OF LOT AREA = 20%/30%
MAXIMUM FLOOR AREA AS PERCENT OF LOT AREA = 100%/60%
SETBACK FROM WETLANDS OR WATERCOURSE = 50'

MAP REFERENCES:

TOWN OF NAUGATUCK, MAP SHOWING LAND TO BE RELEASED TO FRANK P. KACOWSKI ET AL. BY THE STATE OF CONNECTICUT, ROUTE 88, SCALE 1"=40', JULY 1985, REV., HOWARD S. IVES, HIGHWAY COMMISSIONER.

SITE DRAWING PREPARED FOR "BUDDY'S AUTO SALES" # 800 PROSPECT STREET RTE. 88 NAUGATUCK, CONNECTICUT, DECEMBER 5, 1995, SCALE 1"=20', BY WILLIAM F. ORSINE LAND SURVEYOR

SURVEYOR'S GENERAL NOTES

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED PRACTICES FOR SURVEYING AND MAPPING" PUBLISHED BY THE NATIONAL ASSOCIATION OF LAND SURVEYORS (NALS) IN 1996
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO SHOW THE PROPERTY AS OF THE DATE HEREIN
3. THE BOUNDARY DETERMINATION IS BASED UPON A REPENDENT RE-SURVEY. SEE NOTES HEREIN
4. THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT
