

FOR SALE/LEASE



***149 - 155 Maple Street
Naugatuck, CT 06770***

20,652 +/- S/F Prime Office/Retail Building For Sale

2,108 +/- S/F Office/Retail Available for Lease Ground Level

Lease: \$2,500/month + Electric & Percentage of Snow Removal

6,884 +/- S/F Office/Retail Available for Lease Ground Level/2nd Floor

Lease: \$5,000/month + Electric & Percentage of Snow

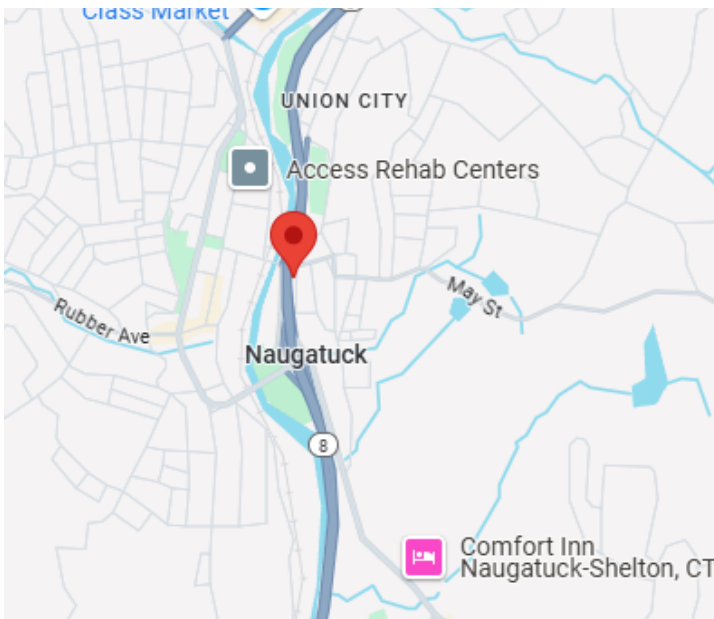
Exceptional Location Next to RT 8 & New Train Station

New Roof (2025) & Mechanicals

Offered at \$2,150,000.00

PROPERTY DATA FORM

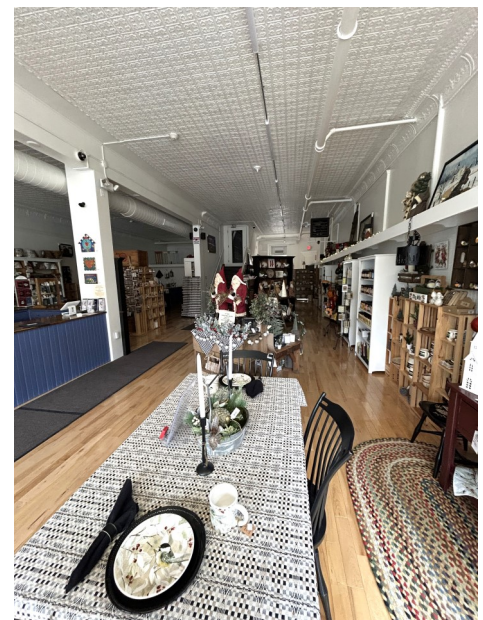
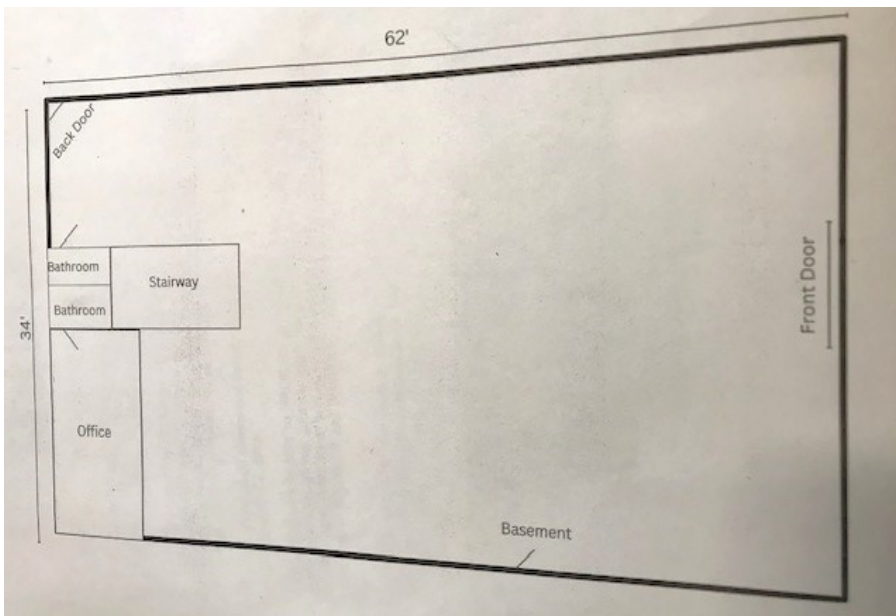
PROPERTY ADDRESS		149 Maple Street	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	20,652 +/-	Air Conditioning	Central
Floors	3	Sprinkler / Type	
Avail S/F	8,992 +/-	Type of Heat	FHA
Can be divided to	1,054 +/-	OTHER	
		Acres	.3600
		Zoning	RA1
Ceiling Height		Parking	Lot / Street
Roof	Tar / Gravel	Distance To...	RT 8 - Immediate
Ext. Construction	Masonry	TAXES	
Date Built	1900	Assessment	\$472,200.00
UTILITIES		Appraisal	\$330,540.00
Sewer	City	Mill Rate	41.79
Water	City	Taxes	\$13,152.20
Gas/Oil	Gas & Oil	TERMS	
Electrical	Eversource	Lease	2,108 S/F \$2,500/mo + Electric + % Snow
Amps-Volts-Phase	400 amps	Lease	6,884 S/F \$5,000/mo + Electric + % Snow
		Sale	\$2,150,000.00



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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

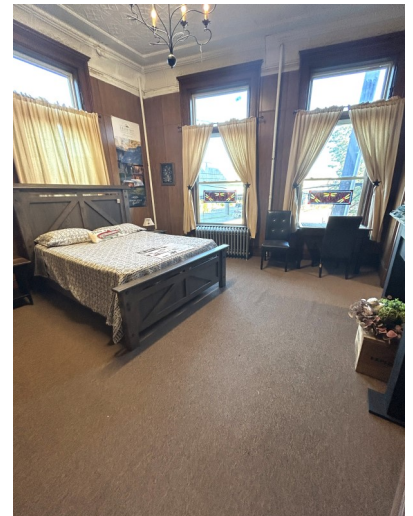


2,108 +/- S/F Office/Retail
12' High Tin Ceiling, Updated Lighting,
Freshly Painted
Heat & Water Included, Private Parking
Lot, Billboard Space Considered
Lease: \$2,500/month + Electric &
Percentage of Snow Removal

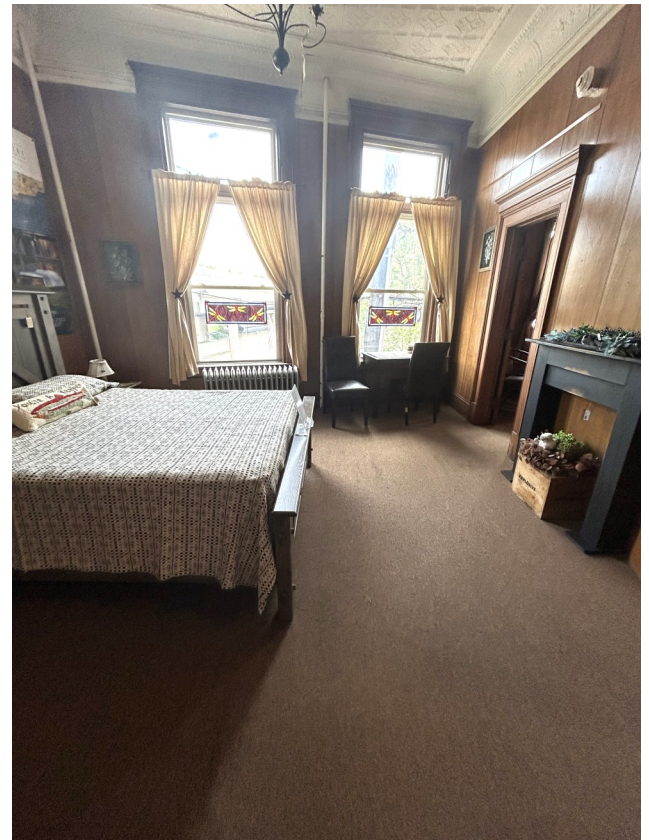
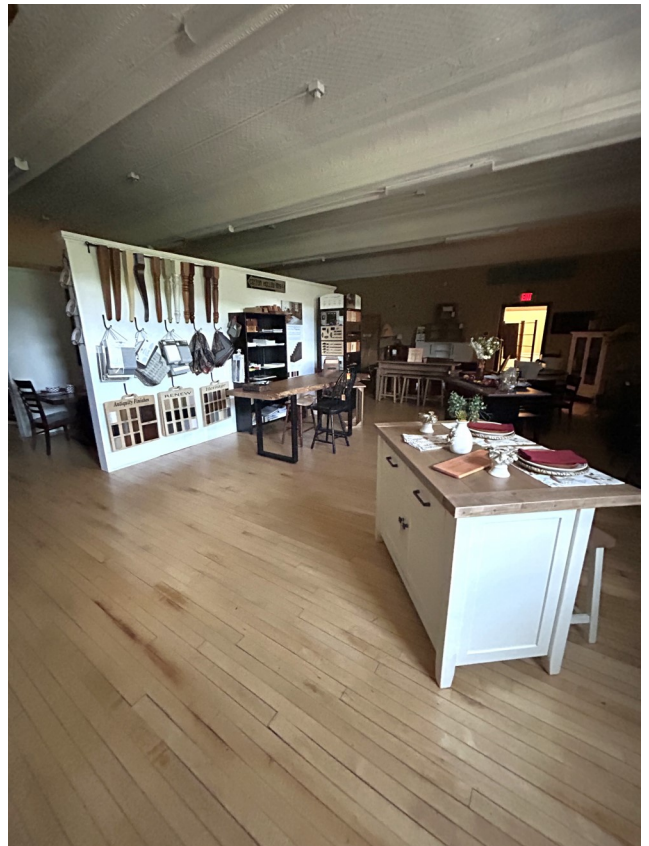




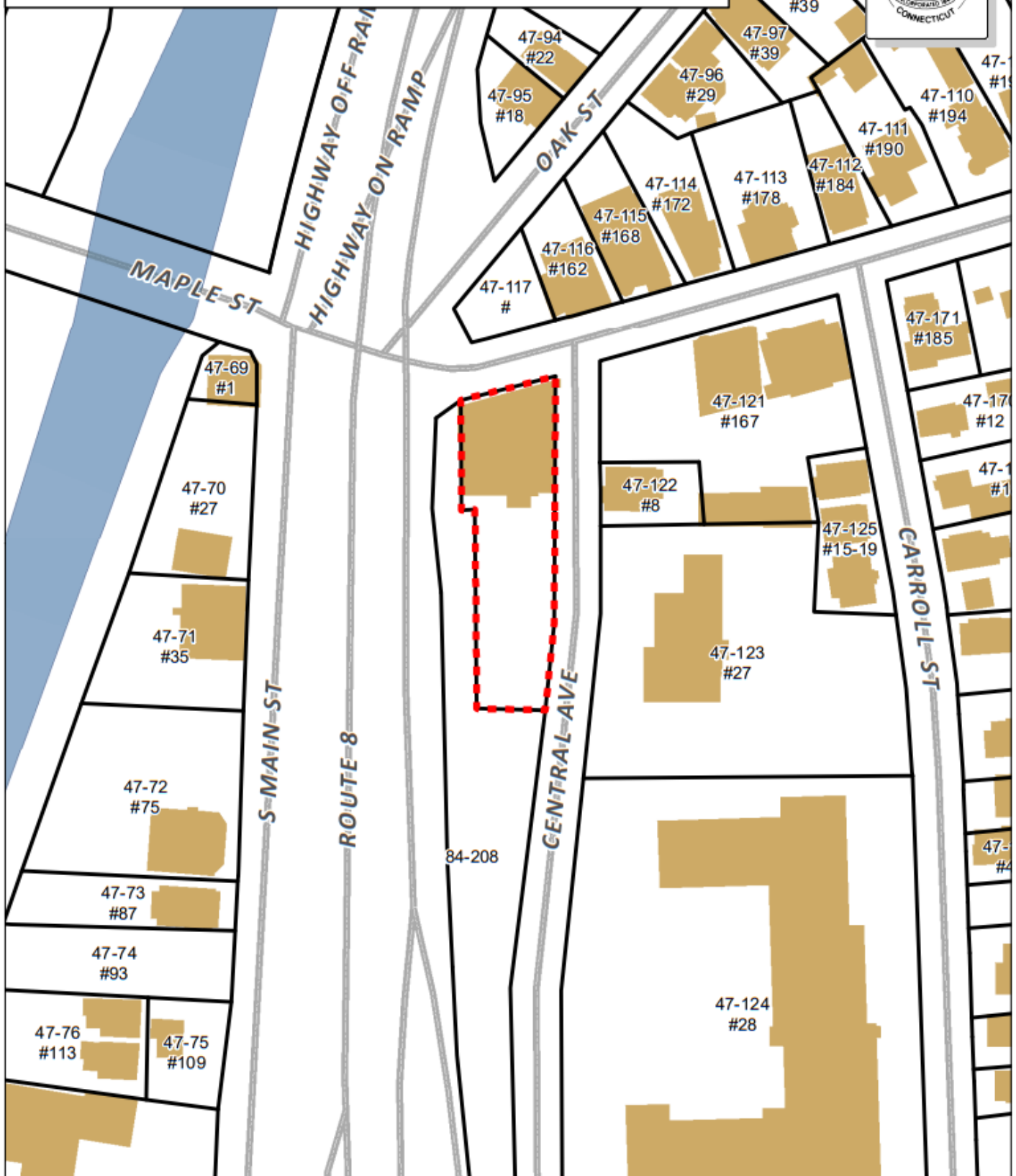
6,884 +/- S/F +/- S/F Office/Retail
Perfect for an Attorney/Real Estate
Brokerage
Heat & Water Included, Private Parking
Lot, Billboard Space Considered
Lease: \$5,000/month + Electric &
Percentage of Snow Removal







Borough of Naugatuck, Connecticut - Assessment Parcel Map
Parcel Account Number: 070-8250
Address: 155 MAPLE ST



0 25 50 75 100 Feet

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
assume no legal responsibility for the information contained herein.

Map Produced May 2025