

Investment Opportunity

54 Naugatuck Avenue, Milford, CT 06515

FOR SALE

4720SF MIXED USE ASSET IN THE HEART OF WALNUT BEACH



- Great investment opportunity
- Rare coastal property in a prime live-work-play community
- Newly renovated ground floor restaurant with long term lease
- 4 oversized Studio/1B 1Bathroom apartments with upside potential
- Separate gas and electric utilities for all units
- Steps to Walnut Beach, shops, and restaurants
- Amazing Summer location, featuring festivals, music and arts
- Just 7 minutes to the Milford Metro-North Station

For more information or to schedule an appointment please contact:

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54 Naugatuck Ave		Income and Expense	
Income			
Residential Income	\$	52,800.00	
Commercial Income	\$	27,375.00	
Total	\$	80,175.00	
Expense			
Property Insurance	\$	11,892.00	
Flood Insurance	\$	4,691.00	
Taxes	\$	12,103.24	
Common Electricity	\$	1,525.00	
Trash	\$	2,606.00	
Other	\$	225.00	
	\$	33,042.24	
Total income	\$	47,132.76	