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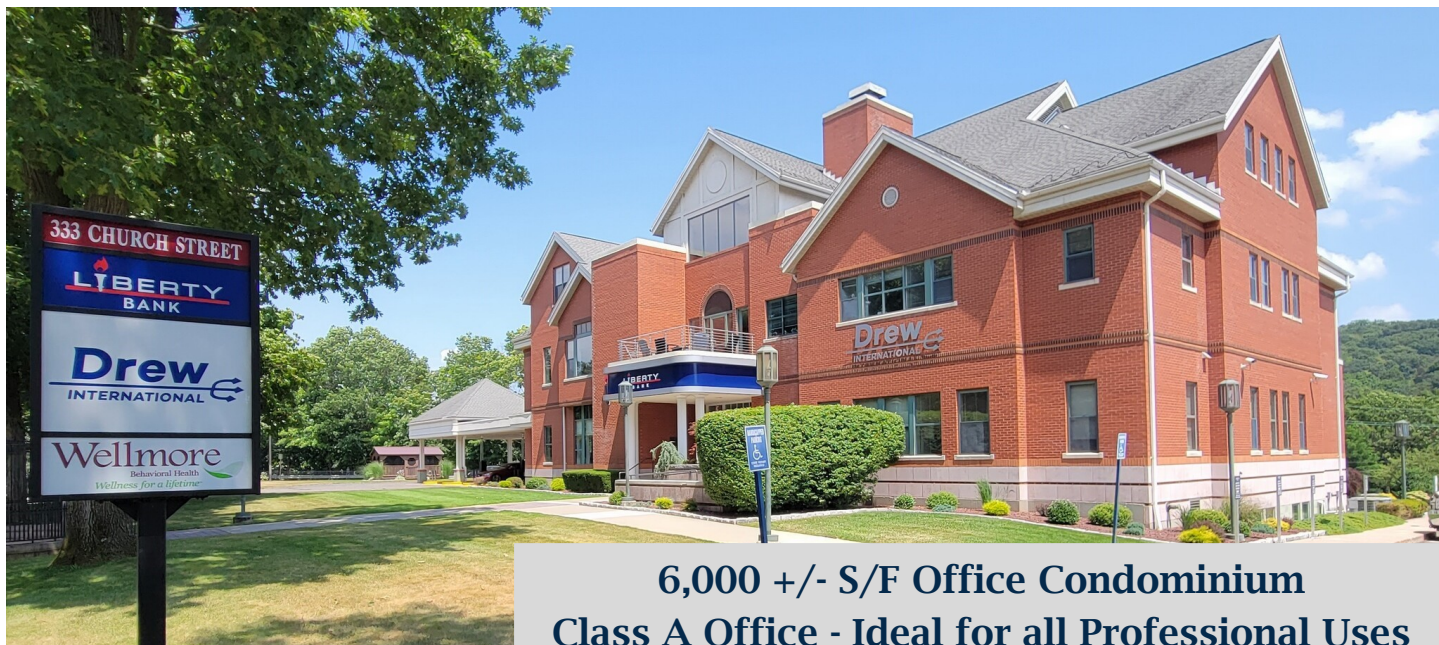
850 Straits Turnpike Suite 204

Middlebury, CT 06762

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FOR SALE/LEASE



**333 Church St
2nd Floor
Naugatuck, CT 06770**

**6,000 +/- S/F Office Condominium
Class A Office - Ideal for all Professional Uses
Great Location & Parking on Busy Church Street
Turnkey - Move in Ready
Lease Price: \$17 PSF + Utilities
Sale: \$885,000.00**



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PROPERTY DATA FORM

PROPERTY ADDRESS		333 Church Street, 2nd Floor	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,900 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	5,900+/-	Type of Heat	Gas - FA
Will Subdivide to	N/A	Elevator	Yes
Office Space	5,900 +/-	OTHER	
		Acres	2.34
Ext. Construction	Brick	Zoning	B
Ceiling Height	10'	State Route / Distance To...	RT 8
Roof	Gable	Parking	35 Spaces Shared
Date Built	1974	TAXES	
UTILITIES		Assessment	\$523,250.00
Sewer	City	Appraisal	\$747,500.00
Water	City	Mill Rate	47.75
Gas/Oil	Eversource	Taxes	\$24,985.00
Electrical	200 Amps	TERMS	
		Lease	\$17 PSF Gross + Utilities
		Sale	\$885,000.00

