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# FOR SALE/LEASE



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

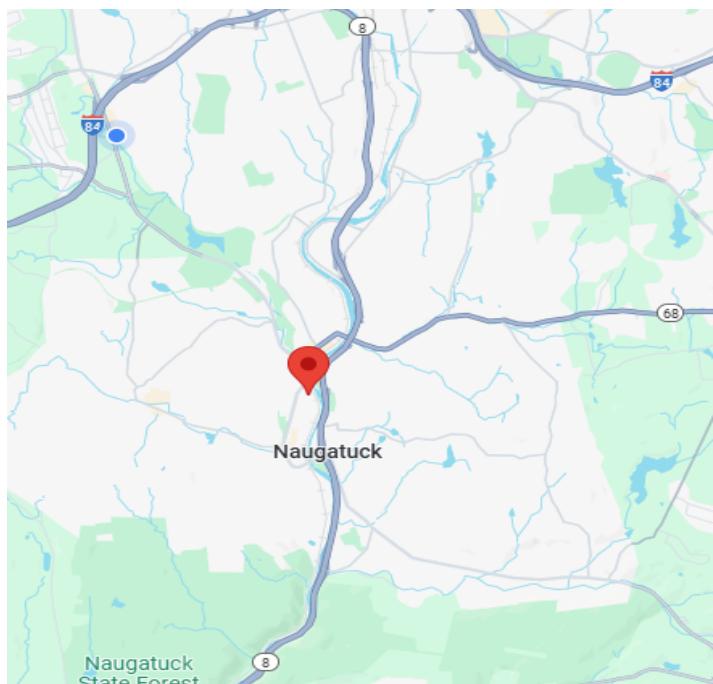
**6,000 +/- S/F Office Condominium  
Class A Office - Ideal for all Professional Uses  
Great Location & Parking on Busy Church Street  
Turnkey - Move in Ready  
Lease Price: \$17 PSF + Utilities  
Sale: \$885,000.00**



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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	
Ext. Construction	Brick	Acres	2.34
Ceiling Height	10'	Zoning	B
Roof	Gable	State Route / Distance To...	RT 8
Date Built	1974	Parking	35 Spaces Shared
UTILITIES		TAXES	
Sewer	City	Assessment	\$523,250.00
Water	City	Appraisal	\$747,500.00
Gas/Oil	Eversource	Mill Rate	47.75
Electrical	200 Amps	Taxes	\$24,985.00
TERMS		TERMS	
Lease		\$17 PSF Gross + Utilities	
Sale		\$885,000.00	









# Godin



Property  
Brokers<sup>LLC</sup>



Commercial / Industrial

