

OFFICE BUILDING FOR SALE

112 Huntington Street, Shelton, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

112 Huntington Street, Shelton, CT

Huntington Center Location

PROPERTY DETAILS

Building Area: 2,785± SF

Land Area: 1.24 acre

Zoning: R-2

Parking: Abundant.

Basement: yes- not included in sq. ft.

Age: 1790± with improvements

HVAC: Central

Heating: Hydro air system, natural gas

Electric: 200 amps, 208 volts

Water/ Sewer: City

Taxes: \$4,400

Sale Price Reduced! \$849,000

- Lawn sprinkler system
- Safety, fire alarm smoke detector, direct to fire department
- Lavatories on 1st and 2nd floor
- Kitchen with sink

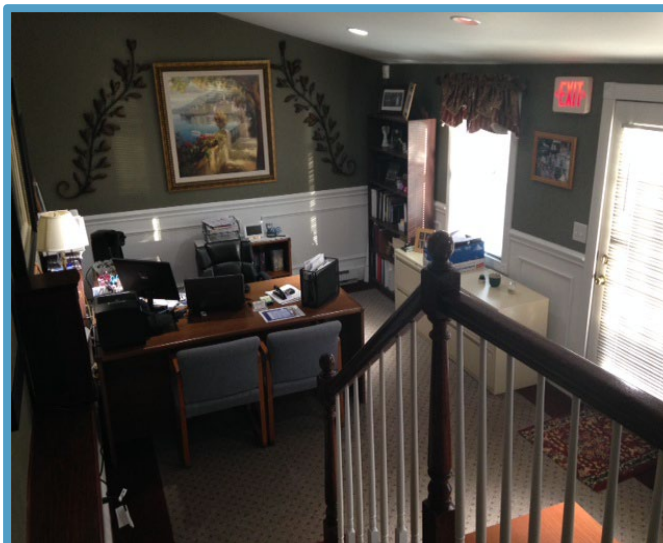
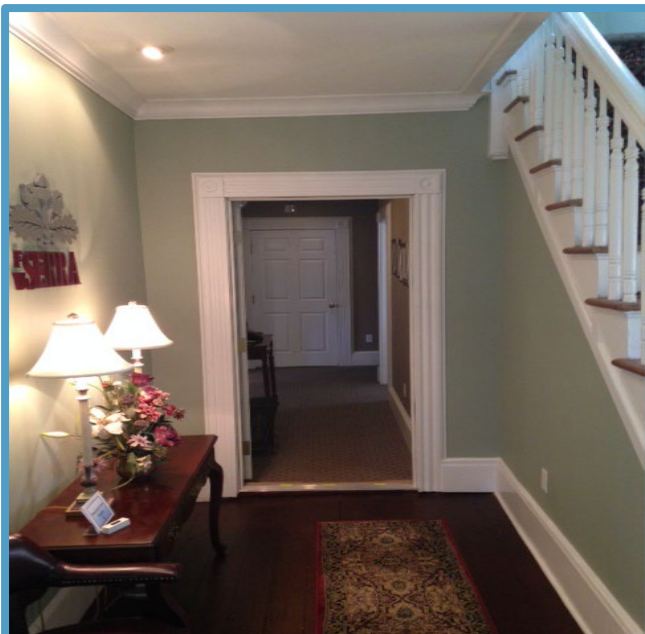
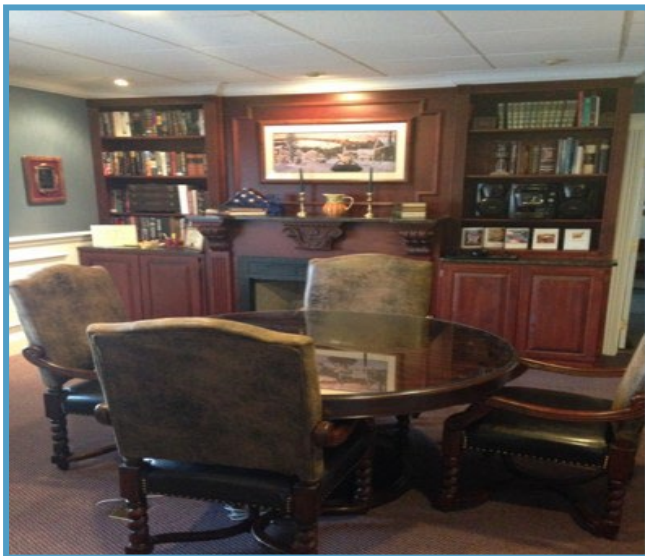


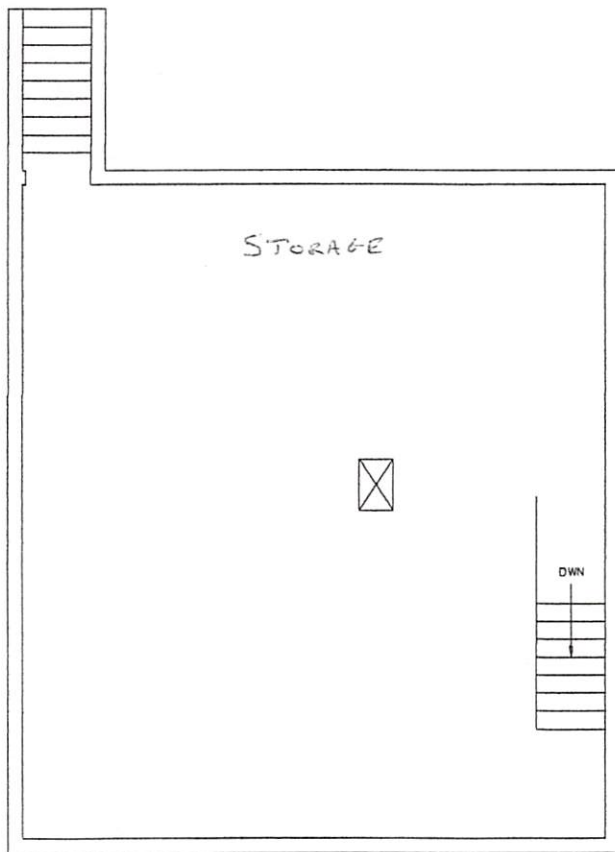
Location: Convenient to exit 11 of Route 8

112 Huntington Street, Shelton, CT

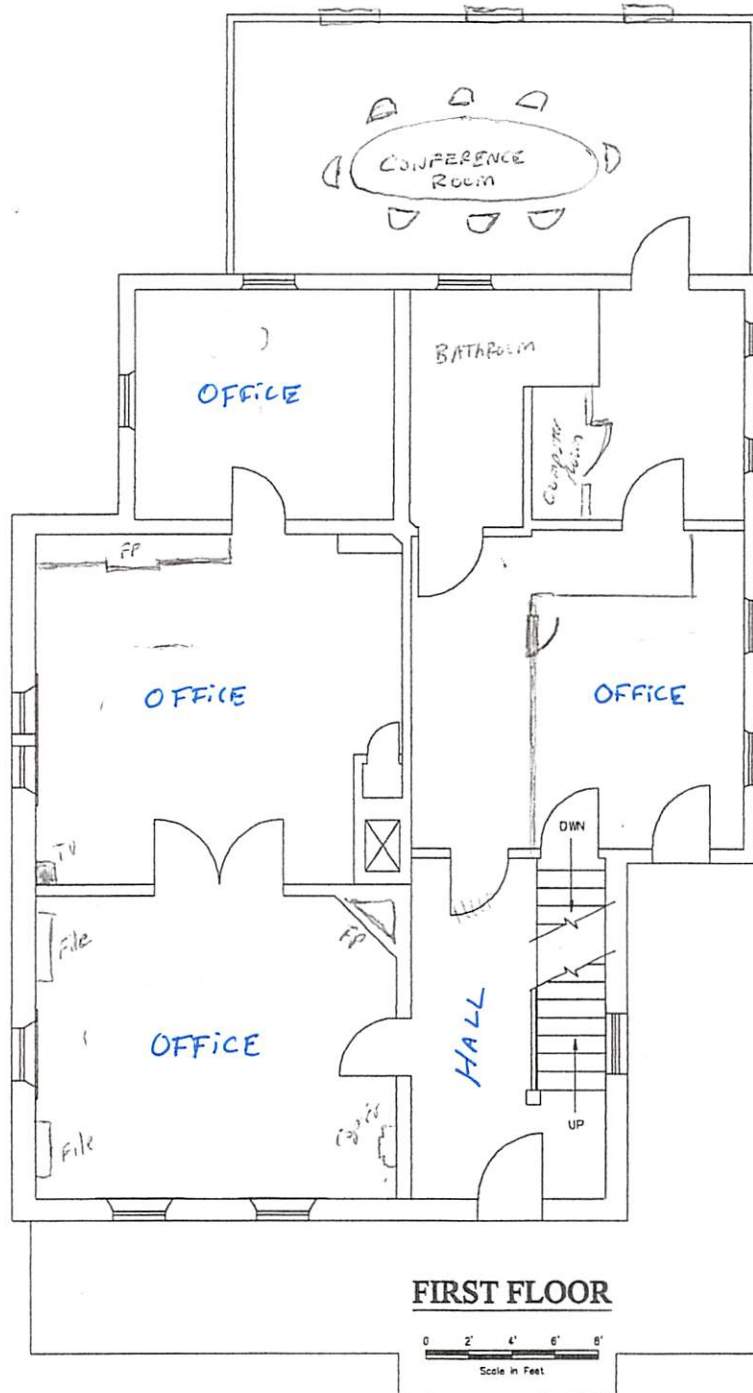
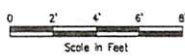


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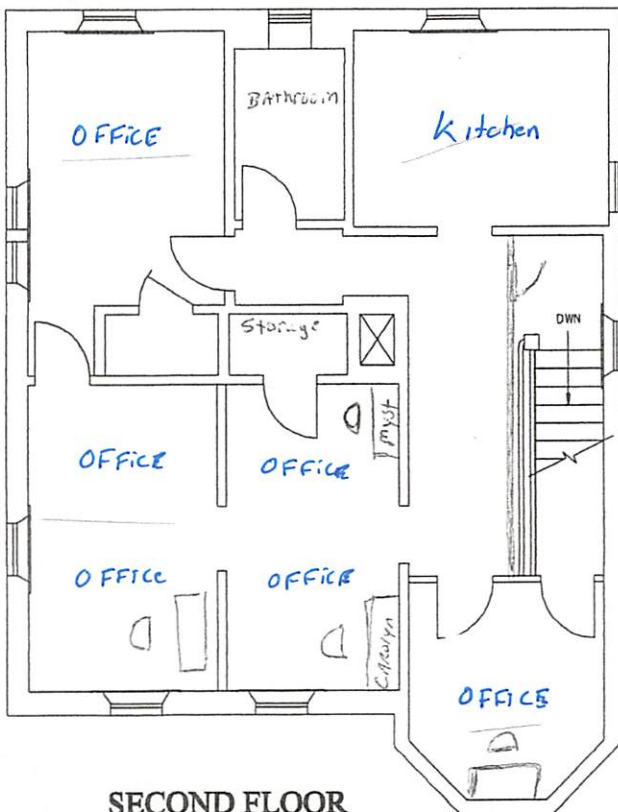


BASEMENT

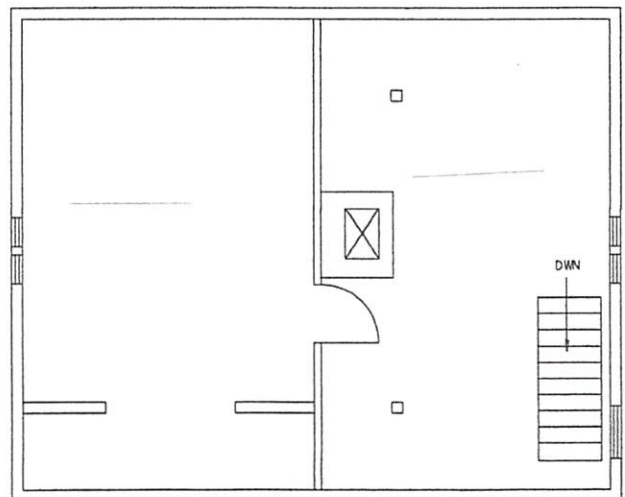


FIRST FLOOR





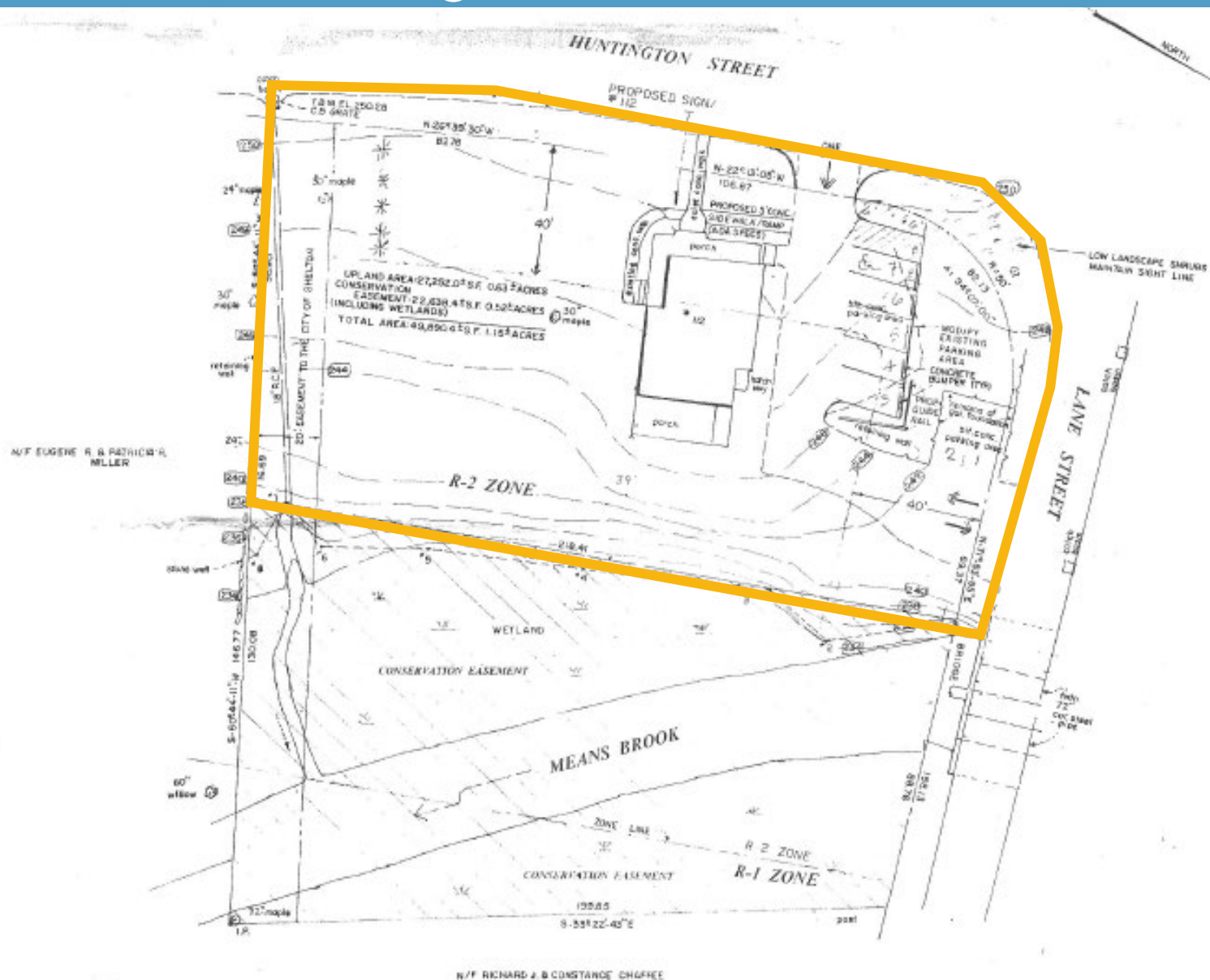
SECOND FLOOR



WALK-UP ATTIC



112 Huntington Street, Shelton, CT



SIOR Individual Members
Society of Industrial & Office Realtors

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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



City of Shelton, Connecticut

Vision to See, Faith to Believe, Courage to Do...

Information on the Property Records for the Municipality of Shelton was last updated on 12/21/2022.



Parcel Information

Location:	112 HUNTINGTON ST	Property Use:	Office	Primary Use:	Office Building
Unique ID:	60 57	Map Block Lot:	60 57	Acres:	1.2400
490 Acres:	0.00	Zone:	R-2	Volume / Page:	1860/0025
Developers Map / Lot:		Census:			

Value Information

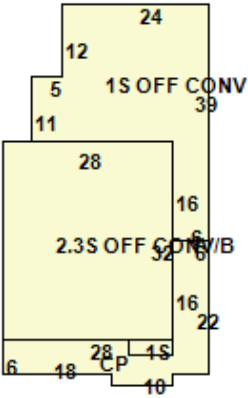
	Appraised Value	Assessed Value
Land	161,200	112,840
Buildings	192,900	135,030
Detached Outbuildings	4,700	3,290
Total	358,800	251,160

Owner's Information

Owner's Data

112 HUNTINGTON ST LLC
124 BEACH AVE
MILFORD, CT 06460

Building 1



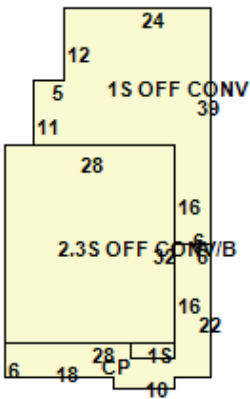
Category:	Office	Use:	Office Conversion	GLA:	2,785
Stories:	1.00	Construction:	Wood Frame	Year Built:	1799
Heating:		Fuel:		Cooling Percent:	0
Siding:	Wood Frame	Roof Material:	Arch Shingles	Beds/Units:	0

Special Features

Attached Components

Type:	Year Built:	Area:
1S Covered Porch	1799	320

Building 2



Category:	Office	Use:	Office Conversion	GLA:	2,785
Stories:	1.00	Construction:	Wood Frame	Year Built:	1799

Heating:		Fuel:		Cooling Percent:	0
Siding:	Wood Frame	Roof Material:	Arch Shingles	Beds/Units:	0

Special Features

Attached Components

Type:	Year Built:	Area:
1S Covered Porch	1799	320

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Paving	2002	0.00	0.00	2,005

Owner History- Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
112 HUNTINGTON ST LLC	1860	0025	11/06/2001	Warranty Deed	\$300,000
VARTELAS GEORGE J 1992 FA	1416	0112	05/09/1997	Certificate of Devise	\$0
VARTELAS GEORGE EST OF	1341	0262	04/03/1996	Death Certificate	\$0
VARTELAS GEORGE EST OF	1113	0084	12/18/1992	Probate	\$0
VARTELAS GEORGE L/U BERNI	0766	0266	07/07/1987		\$0

General

ACS, 2015–2019	Shelton	State
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,343	738
Number of Households	16,185	1,370,746
Median Age	47.2	41.0
Median Household Income	\$97,131	\$78,444
Poverty Rate	5%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Manufacturing	4,781	66	\$102,550
2 Admin. & Support & Waste Mgmt	4,259	102	\$37,298
3 Health Care & Social Assistance	3,402	134	\$59,535
4 Profess., Sci., & Tech Services	2,302	195	\$86,651
5 Accommodation & Food Services	1,794	117	\$22,800
All Industries	25,873	1,387	\$73,663

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses				4,935			
New Business Registrations by Year							
2001	253	2006	308	2011	244	2016	324
2002	290	2007	299	2012	263	2017	286
2003	326	2008	279	2013	273	2018	354
2004	310	2009	243	2014	251	2019	341
2005	317	2010	224	2015	290	2020	349

Key Employers

Data from municipalities, 2021

- 1 Nasdaq
- 2 BIC Corp
- 3 Prudential Financial
- 4 Pitney Bowes Inc
- 5 Hubbell Inc

Demographics

ACS, 2015–2019

Age Distribution

	Shelton	State
Under 10	3,684 9%	11%
10 to 19	4,334 11%	13%
20 to 29	4,552 11%	13%
30 to 39	4,018 10%	12%
40 to 49	5,778 14%	13%
50 to 59	6,888 17%	15%
60 to 69	6,193 15%	12%
70 to 79	3,131 8%	7%
80 and over	2,563 6%	5%

Race and Ethnicity

	Shelton	State
Asian <i>Non-Hispanic (NH)</i>	4%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	9%	16%
White <i>NH</i>	84%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	1%	3%

Language Spoken at Home

	Shelton	State
English	78	83%
Spanish	5	12%

Educational Attainment

	Shelton	State
High School Diploma Only	26	27%
Associate Degree	8	8%
Bachelor's Degree	22	23%
Master's Degree or Higher	17	19%

Housing

ACS, 2015–2019

	Shelton	State
Median Home Value	\$349,300	\$275,400
Median Rent	\$1,466	\$1,180
Housing Units	17,208	1,516,629
Owner-Occupied	66	81%
Detached or Semi-Detached	64	78%
Vacant	6	10%

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Shelton School District	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Shelton School District	62%	71%
Statewide	48%	56%

Labor Force

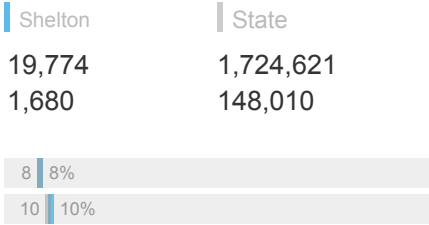
CT Department of Labor, 2020

	Shelton	State
Employed	19,774	1,724,621
Unemployed	1,680	148,010

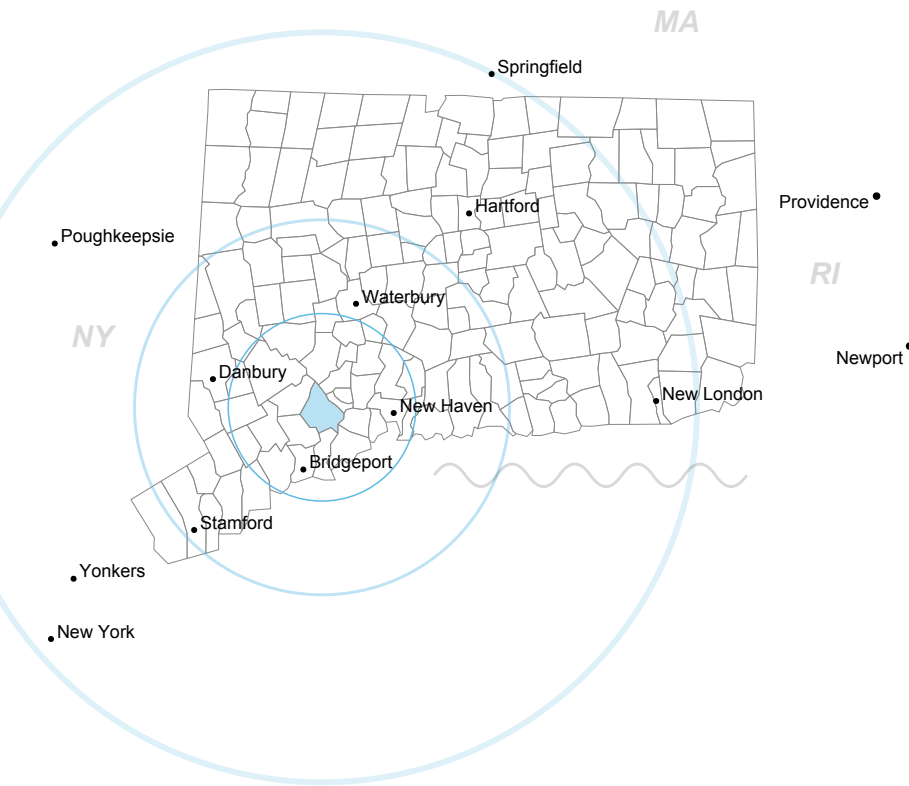
Unemployment Rate

Self-Employment Rate*

*ACS, 2015–2019



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2015–2019

	Shelton	State
Mean Commute Time <i>Pre-Covid</i>	28 min	26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-
Valley Transit District
Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$131,661,519
Property Tax Revenue	\$104,192,385
per capita	\$2,520
per capita, as % of state av.	83%
Intergovernmental Revenue	\$22,554,843
Revenue to Expenditure Ratio	99%

Boston*

Municipal Expenditure

Total Expenditure	\$133,090,116
Educational	\$86,427,398
Other	\$46,662,718

Grand List

Equalized Net Grand List	\$6,645,615,451
per capita	\$161,706
per capita, as % of state av.	105%
Comm./Indust. Share of Net Grand List	19%

Actual Mill Rate	22.21
Equalized Mill Rate	15.58

Municipal Debt

Moody's Rating	A1
Total Indebtness	\$32,714,000
per capita	\$796
per capita, as % of state av.	31%
as percent of expenditures	25%

Annual Debt Service	\$10,302,897
as % of expenditures	8%

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ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

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