

FOR SALE

1009 New Haven Rd, Naugatuck, CT 06770

3,211± SF TURN-KEY RETAIL BUILDING w/ 3 DRIVE-THRUS

SALE PRICE: $946,000

HIGHLIGHTS

- 3,211± SF Retail Building
- TURN-KEY
- Superior Visibility
- 16,000± ADT
- Dense Retail Trade Area
- Drive-Thru Capabilities
- 0.94± Acre lot in the RA1 Zone
- 30± Parking Spaces
- Built in 2001
- Many Area Amenities



CONTACT
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(860) 761-6016
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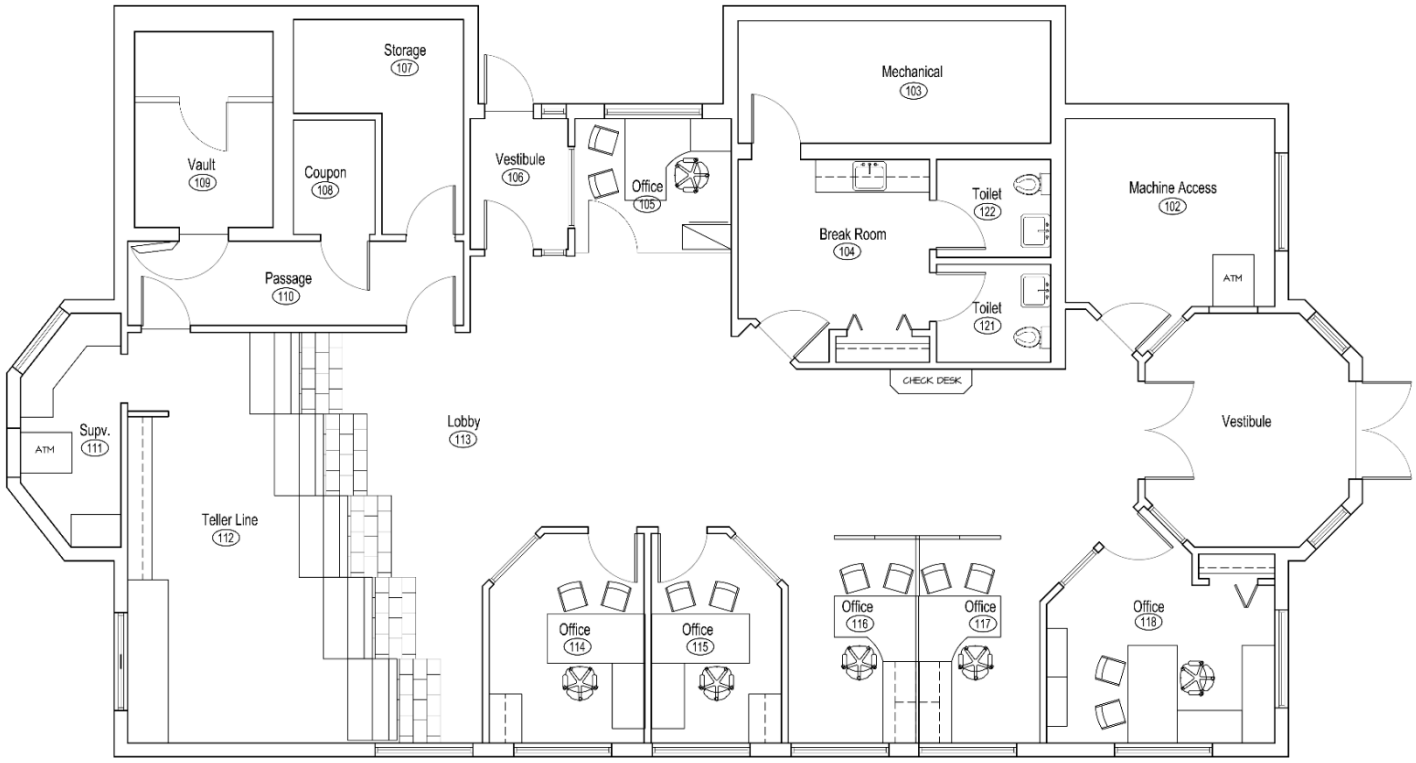
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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WWW.ORLCOMMERCIAL.COM

2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 🖷 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 🖷 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION
GROSS BLD. AREA: 3,211± SF
AVAILABLE AREA: 3,211± SF
NUMBER OF FLOORS: 1
DRIVE-THRUS: 3
CONSTRUCTION: Masonry
ROOF TYPE: Gable, Arch Shingles
YEAR BUILT: 2001

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central
HEAT: Gas, forced air
SPRINKLERED: 100%
ELECTRIC/POWER: TBD

SITE INFORMATION
SITE AREA: 0.94± acres
ZONING: RA1
PARKING: 30± parking spaces
SIGNAGE: On-Building, Monument
VISIBILITY: Excellent on New Haven Rd
HWY ACCESS: Rt 8, Exit 25A
TRAFFIC COUNT: 16,000± ADT

UTILITIES
SEWER/WATER: City
GAS: Yes

TAXES
ASSESSMENT: $696,360
MILL RATE: 39.79
TAXES: $27,708.16/year ($8.62/SF)

AREA RETAIL
Walmart, Speeders, Tractor Supply, Subway, Dunkin, Planet Fitness, Shell Gas, Pit Stop







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