

# FOR SALE

## 305 Church Street, Naugatuck CT

MATTHEWS COMMERCIAL PROPERTIES



### INVESTORS TAKE NOTICE!

### INVESTMENT OPPORTUNITY

- **15,523 SF+/-Professional Medical and General Office Building Available**
- **13 Units**
- **Great Tenants - Long Term Leases**
- **New Roof in 2021!**
- **Low Maintenance**
- **Assessed Value = \$644,070.00 / Appraised Value = \$920,100.00**
- **NOI = \$56,350.86**
- **ASKING \$795,000.00 / CAP RATE = 7.09**

**Contact:**

**GERRY MATTHEWS**

**matthewscre@gmail.com / 203.753.5800**

**MATTHEWS COMMERCIAL PROPERTIES**

**819 Straits Tpke, Suite 3B, Middlebury, CT 06762**

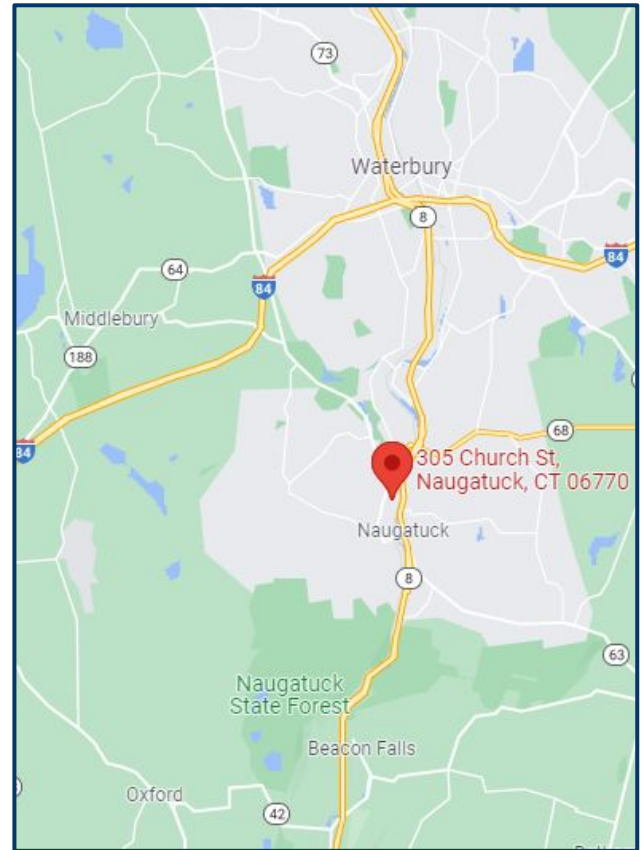
**matthewscommercial.com**

# FOR SALE

## 305 Church St., Naugatuck CT

MATTHEWS COMMERCIAL PROPERTIES

BUILDING	
Total SF	15,523 SF+/-
Exterior Construction	Brick
Roof	NEW Rubber Roof 2021
Interior Construction	Drywall
Year Built	1967
Ceiling Height	8'
Parking	Ample Parking
Zoning	R8
PROPERTY	
Lot Size	1.32 acres
Distance to I-84 Distance to Rt-8	4 Miles 0.5 Miles
MECHANICALS & UTILITIES	
Heat Source/ Type	Forced Hot Air
A/C	Yes / Individual
Electric	Eversource / Separate Utilities
Sewer	City
Water	City
Gas	Eversource / Separate Utilities
TAXES	
Mill Rate	47.75
Taxes	\$26,753.44
Assessed Value	\$644,070.00



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

[matthewscommercial.com](http://matthewscommercial.com)

CONTACT: GERRY MATTHEWS 203-753-5800

# FOR SALE

305 Church St., Naugatuck CT

MATTHEWS COMMERCIAL PROPERTIES

## Unit 1 - 1,040 SF - Hwacha Yi

Lease Term	4/1/2024	5/31/2029
1st 5 year option	6/1/2029	5/31/2034

## Unit 2 -1,040 SF - Marie Bristol

Lease Term	12/1/2023	11/30/2027
1st 5 year option	12/1/2027	11/30/2032
2nd 5 year option	12/1/2032	11/30/2037

## Unit 3 & 4 - 3,536 SF - Alicia C. Almeida D.M.D.

1st 5 year option	7/1/2019	6/30/2024
2nd 5 year option	7/1/2024	6/30/2029
3rd 5 year option	7/1/2029	6/30/2034
4th 5 year option	7/1/2034	6/30/2039
5th 5 year option	7/1/2039	6/30/2044

## Unit 5 - 1,849 SF VACANT

## Unit 6 - 1,700 SF - Prospect CT Medical

4th 2 year option	8/1/2023	7/31/2025
5th 2 year option	8/1/2025	7/31/2027

## Unit 8 & 9 - 2,165 SF - Access Rehab

Lease Term	1/1/2023	12/31/2024
------------	----------	------------

## Unit 10A - 628 SF - Medina Music Studio

Lease Term	Month to Month
------------	----------------

## Unit 10B - 100 SF - Netspeed, LLC

Lease Term	3/1/2022	2/28/2027
1st 5 year option	3/1/2027	2/28/2032

## Unit 11 - 988 SF VACANT

## Unit 12 - 400 SF - Mark Tavares Realty, LLC

2nd 3 year option	6/1/2022	5/31/2025
-------------------	----------	-----------

## Unit 13 - 1,250 SF VACANT

## Unit 14 - 400 SF - AssistU Entertainment

1st 1 year option	8/1/2023	7/31/2024
2nd 1 year option	8/1/2024	7/31/2025
3rd 1 year option	8/1/2025	7/31/2026

	MONTHLY INCOME	ANNUAL INCOME
RENTAL INCOME	\$11,692.40	\$140,308.80
<u>EXPENSES JAN 1, 2023 - DECEMBER 2023</u>		
Real Estate	26,753.44	
Insurance	3,179.40	
Condo Fees	43,936.44	
Accounting Fees	3,100.00	
Electricity	1,788.66	
Repairs & Maintenance	5,200.00	
TOTAL ANNUAL EXPENSES	83,957.94	83,957.94
	NOI	\$56,350.86

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

[matthewscommercial.com](http://matthewscommercial.com)

CONTACT: GERRY MATTHEWS 203-753-5800



# FOR SALE

## 305 Church St., Naugatuck CT

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

[matthewscommercial.com](http://matthewscommercial.com)