

FOR SALE/LEASE



**149 - 155 Maple Street
Naugatuck, CT 06770**

20,652 +/- S/F Prime Office/Retail Building For Sale

**2,108 +/- S/F Office/Retail Available for Lease Ground Level
(Will Subdivide to 1,054 S/F)**

Lease: Starting at \$1,200/month + Electric & Percentage of Snow Removal

**6,884 +/- S/F Office/Retail Available for Lease Ground Level/2nd Floor
Lease: \$5,000/month + Electric & Percentage of Snow**

Exceptional Location Next to RT 8 & New Train Station

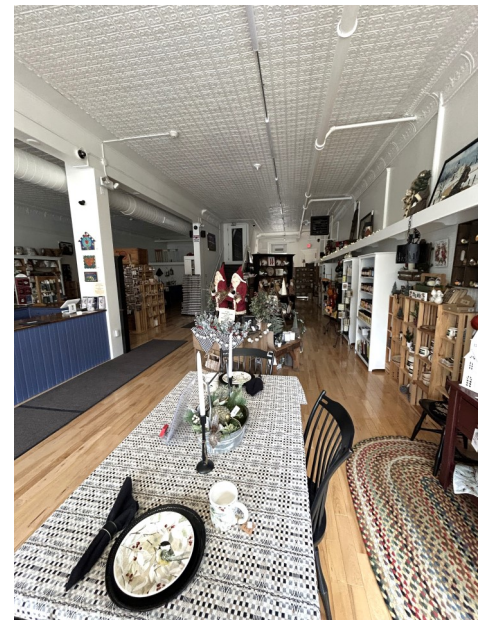
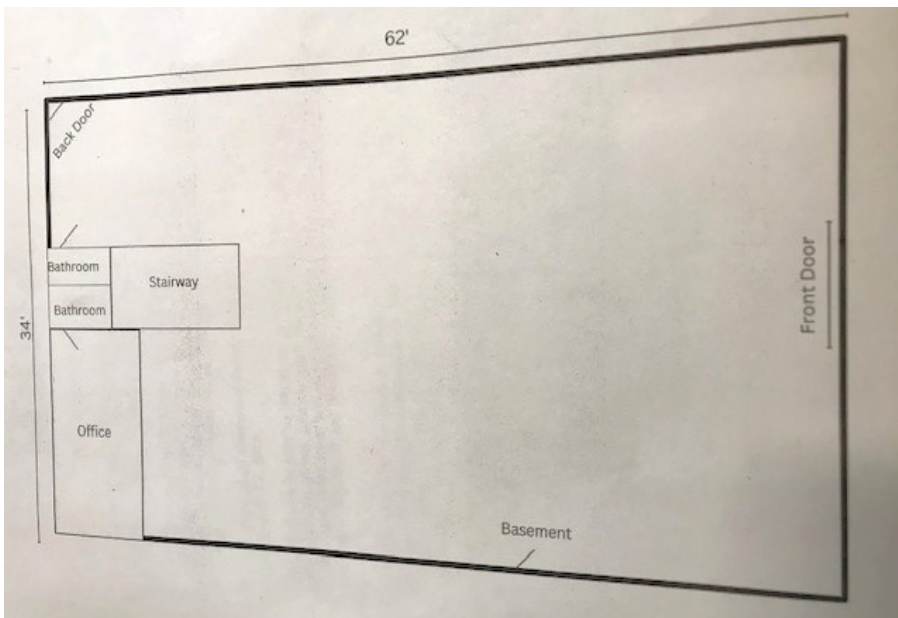
New Roof (2025) & Mechanicals

~~**Offered at \$1,849,000.00**~~

Price Drop!! \$1,750,000.00



2,108 +/- S/F Office/Retail
(Will Subdivide to 1,054 S/F)
12' High Tin Ceiling, Updated Lighting,
Freshly Painted
Heat & Water Included, Private Parking
Lot, Billboard Space Considered
Lease: Starting at \$1,200/month + Electric
&
Percentage of Snow Removal



6,884 +/- S/F +/- S/F Office/Retail

**Perfect for an Attorney/Real Estate
Brokerage**

**Heat & Water Included, Private Parking
Lot, Billboard Space Considered**

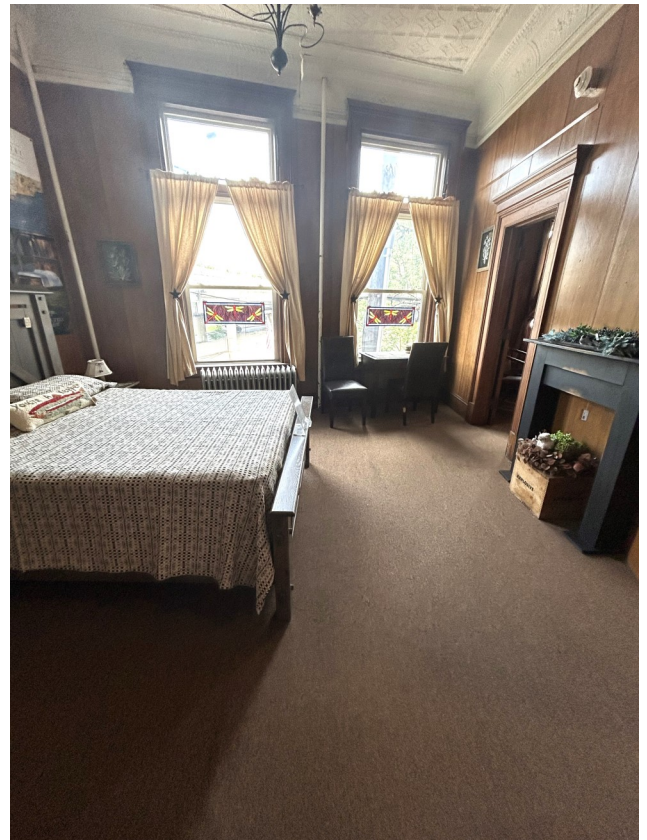
**Lease: \$5,000/month + Electric &
Percentage of Snow Removal**



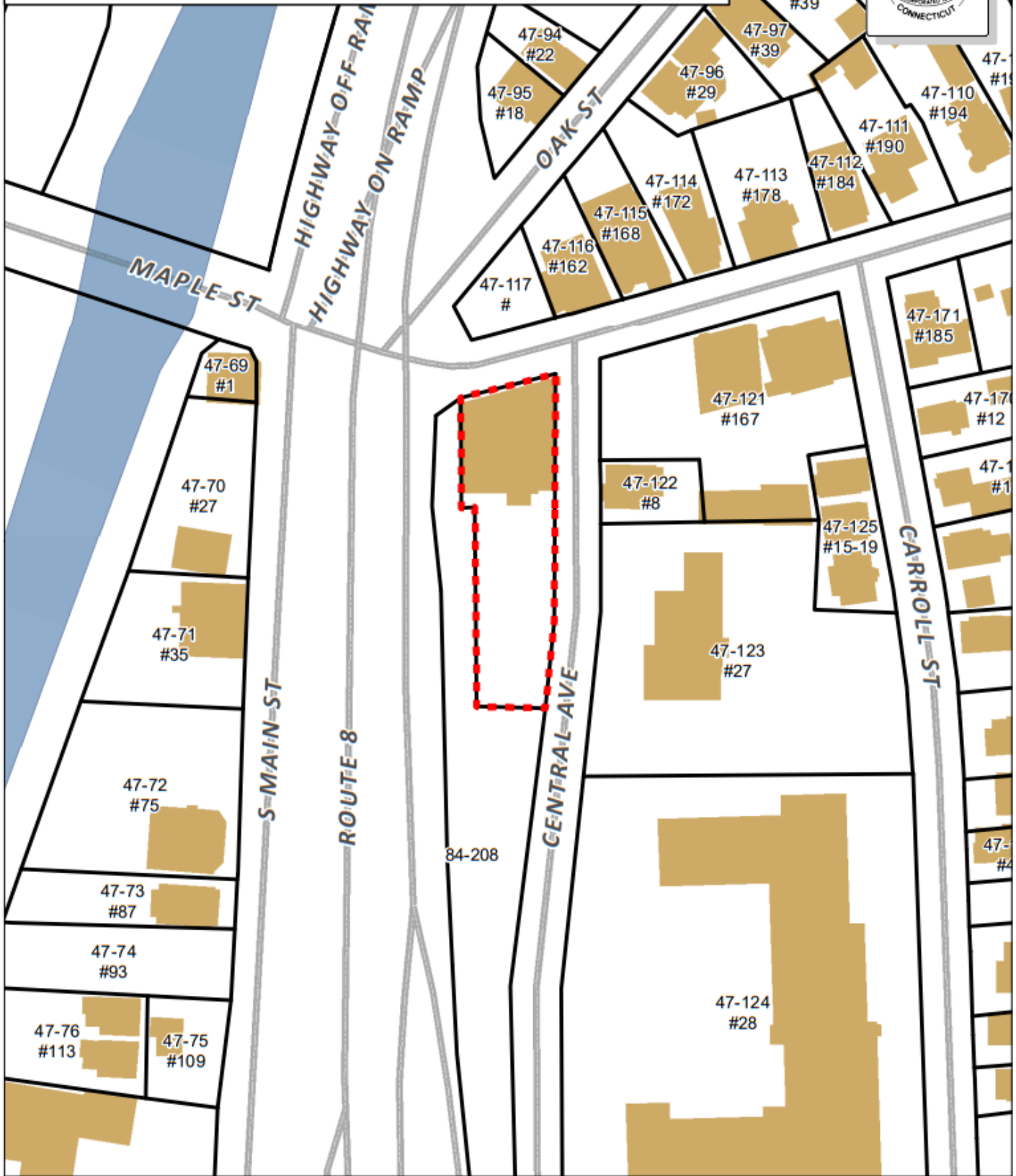


Godin Property Brokers LLC

★★★★★ Commercial / Industrial



Borough of Naugatuck, Connecticut - Assessment Parcel Map
Parcel Account Number: 070-8250
Address: 155 MAPLE ST



Disclaimer: This map is for informational purposes only.
All information is subject to verification by any user.
The Borough of Naugatuck and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced May 2025