

0 & 990

NAUGATUCK AVENUE
MILFORD, CT
06461



HOUSATONIC RIVER

One of Connecticut's Premier Waterfront Redevelopment Opportunities for Sale at \$8,030,000

Angel Commercial, LLC is pleased to exclusively offer **one of Connecticut's premier waterfront redevelopment opportunities—0 & 990 Naugatuck Avenue, Milford, Connecticut—for sale at an asking price of \$8,030,000.**

Comprising approximately **8.03 contiguous acres** with **520 feet of direct frontage along the Housatonic River**, this exceptional offering combines scale, strategic location, and flexible zoning to create a truly unique development opportunity within Fairfield and New Haven Counties.

Situated within **Milford's Housatonic Design District (HDD)**, the property supports a broad range of industrial, commercial, research, hospitality, and other business uses.

The offering includes **0 Naugatuck Avenue**, consisting of approximately **2.32 acres of vacant land**, together with **990 Naugatuck Avenue**, encompassing **5.71 acres improved by three commercial buildings totaling approximately 21,418 SF**. The existing improvements provide immediate utility while also presenting significant opportunities for adaptive reuse or comprehensive redevelopment.

Positioned just minutes from Interstate 95, Route 15, Metro-North rail service, and the Milford corporate corridor, the property provides exceptional regional accessibility while benefiting from one of Connecticut's most scenic waterfront settings.

Whether envisioned as a modern industrial campus, corporate headquarters, research and development facility, hospitality destination, self-storage project, or another commercial development, **0 & 990 Naugatuck Avenue represents a rare opportunity to control one of the largest commercially zoned waterfront development sites in Milford.**

For more information, please contact **Jon Angel**, President, Angel Commercial, LLC,
at **(203) 335-6600, Ext. 21.**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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PROPERTY DETAILS & LOCATION MAP

FINANCIAL INFORMATION

Sale Price: \$8,030,000
Real Estate Taxes: \$27,077.64 (2026)

THE SITE

Total Building Size: 21,418 SF
Building Type: Industrial
Land: 8.03 Acres
Zoning: Housatonic Design District (HDD)
Year Built: 1920
Construction: Brick / Masonry & Steel
Stories: One
Tenancy: Single

UTILITIES

Water/Sewer: Public City / Private Septic
A/C: Central Air Conditioning (8,918 SF)
Heating: Oil

DEVELOPMENT POTENTIAL

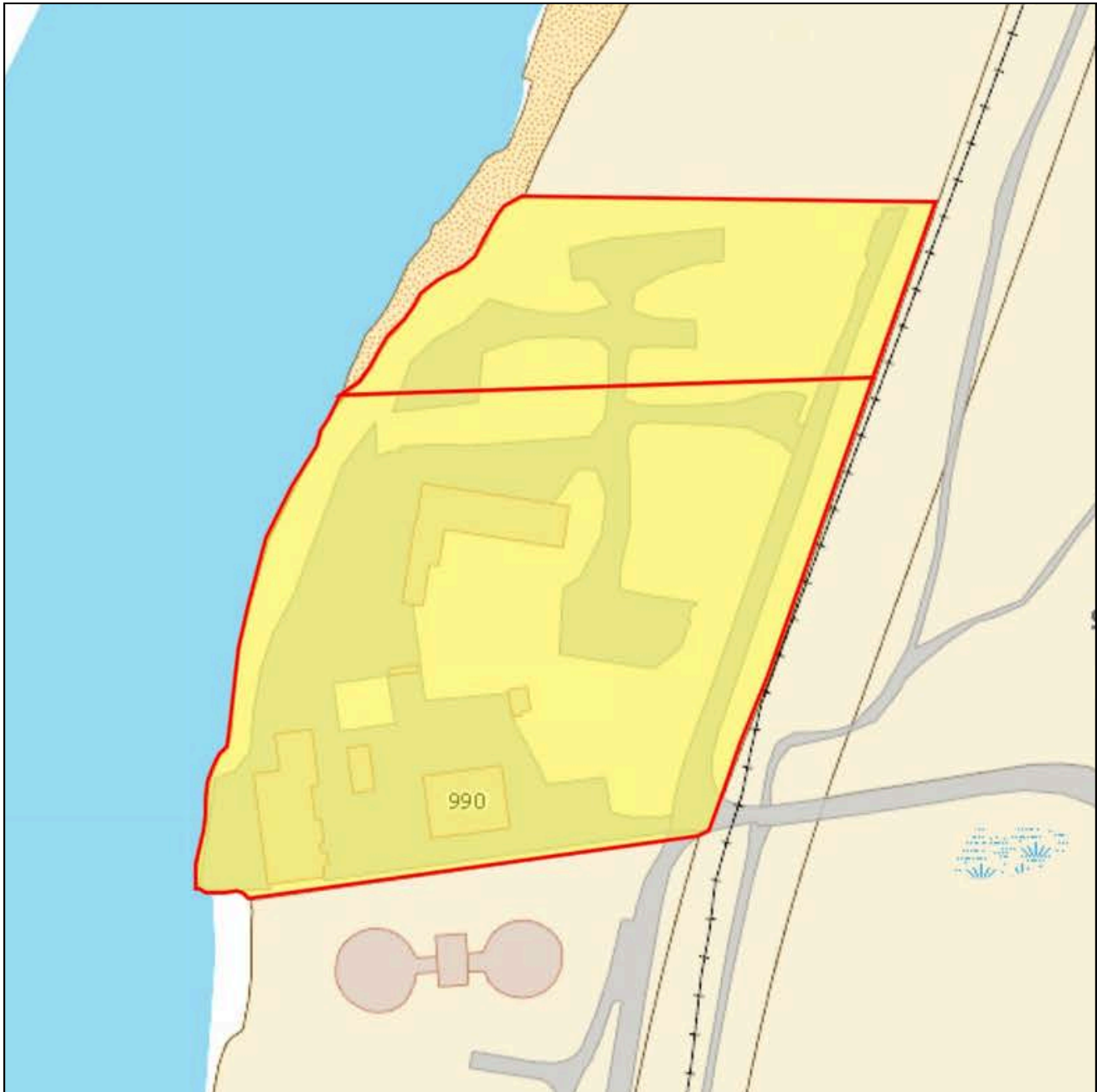
Maximum FAR: 0.75
Maximum Building Coverage: 50%



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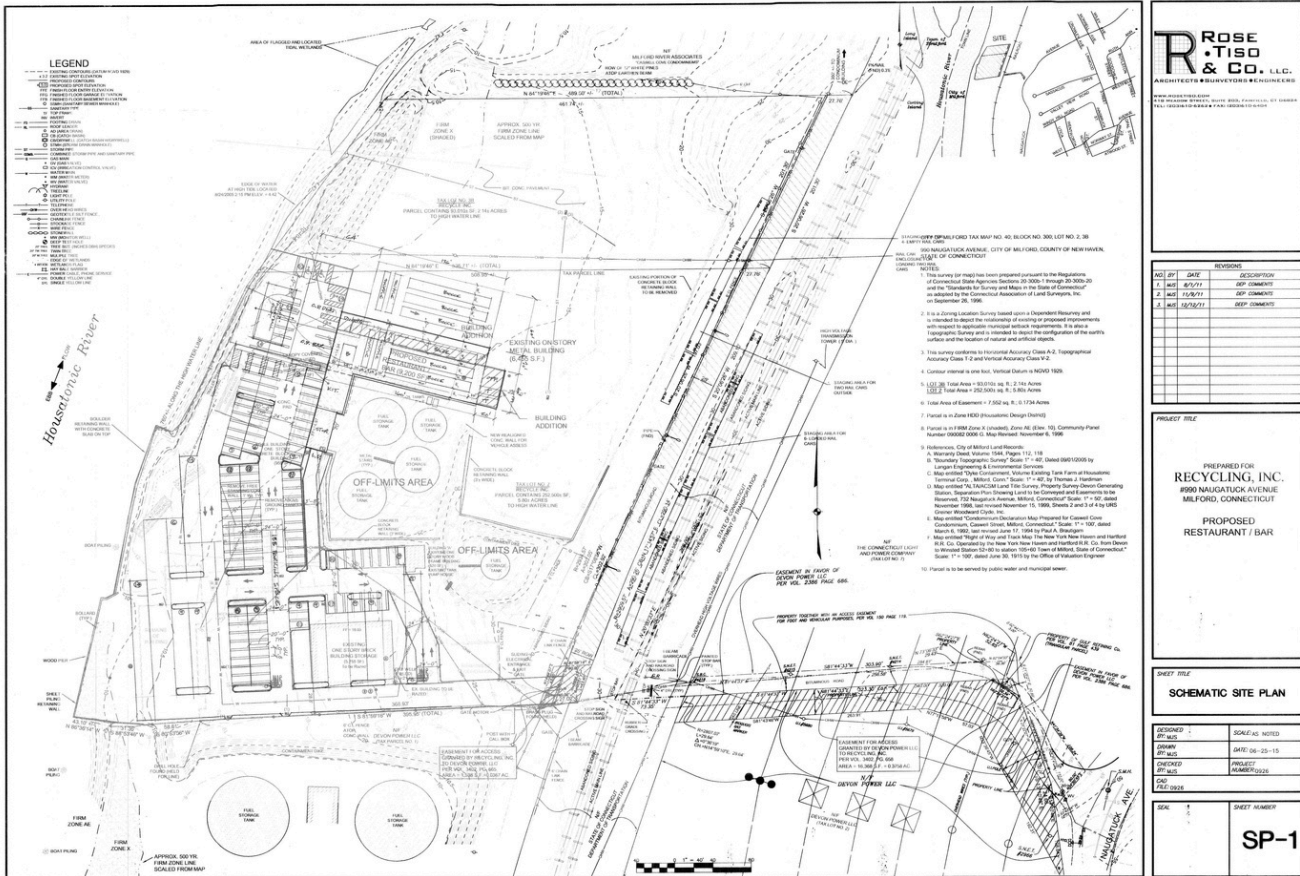
PARCEL MAP: 8.03 ACRES



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SITE PLAN: 8.03 ACRES



CLICK IMAGE TO ENLARGE

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