



**0 & 990** NAUGATUCK AVENUE  
MILFORD, CT  
06461

## DEVELOPMENT OPPORTUNITY: Waterfront Commercial Property for Sale

Angel Commercial, LLC, as the exclusive commercial real estate broker, is delighted to present for sale **0 & 990 Naugatuck Avenue in Milford, CT**. This unique offering features two adjacent waterfront parcels, ideal for development within the Housatonic Design District (HDD Zone).

The offering consists of 0 Naugatuck Avenue, which includes 2.32 acres of vacant land, and 990 Naugatuck Avenue, which encompasses 5.71 acres of land with three commercial buildings totaling 21,418 square feet, built in 1920. These buildings can either be renovated or demolished to suit your needs.

The HDD Zone allows for various uses, including industrial, office, computer centers, vocational training schools, restaurants, self-storage facilities, and scientific & research laboratories. Additionally, hotels and motels may be permitted with a special permit.

The property boasts a prime location along the Housatonic River, close to Linwood Park, Marriott Residence Inn, Ocean State Job Lot, McDonald's, and Dunkin'. It offers excellent accessibility from major highways, trains, and buses: 1.4 miles to I-95, Exit 33, 4 miles to the Merritt/Wilbur Cross Parkway connector, 3 miles to the Stratford Metro-North Train Station, and 1 mile to the CT Transit bus stop at the corner of Bridgeport Avenue and Lansdale Avenue.

This is an exceptional opportunity for development in a strategic location.

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.*

# 0 & 990 NAUGATUCK AVENUE MILFORD, CT 06461

## Financial Information

<b>Sale Price:</b>	Price Upon Request
<b>Real Estate Taxes:</b>	TBD

## The Site

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

## Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning (8,918 SF)
<b>Heating:</b>	Oil

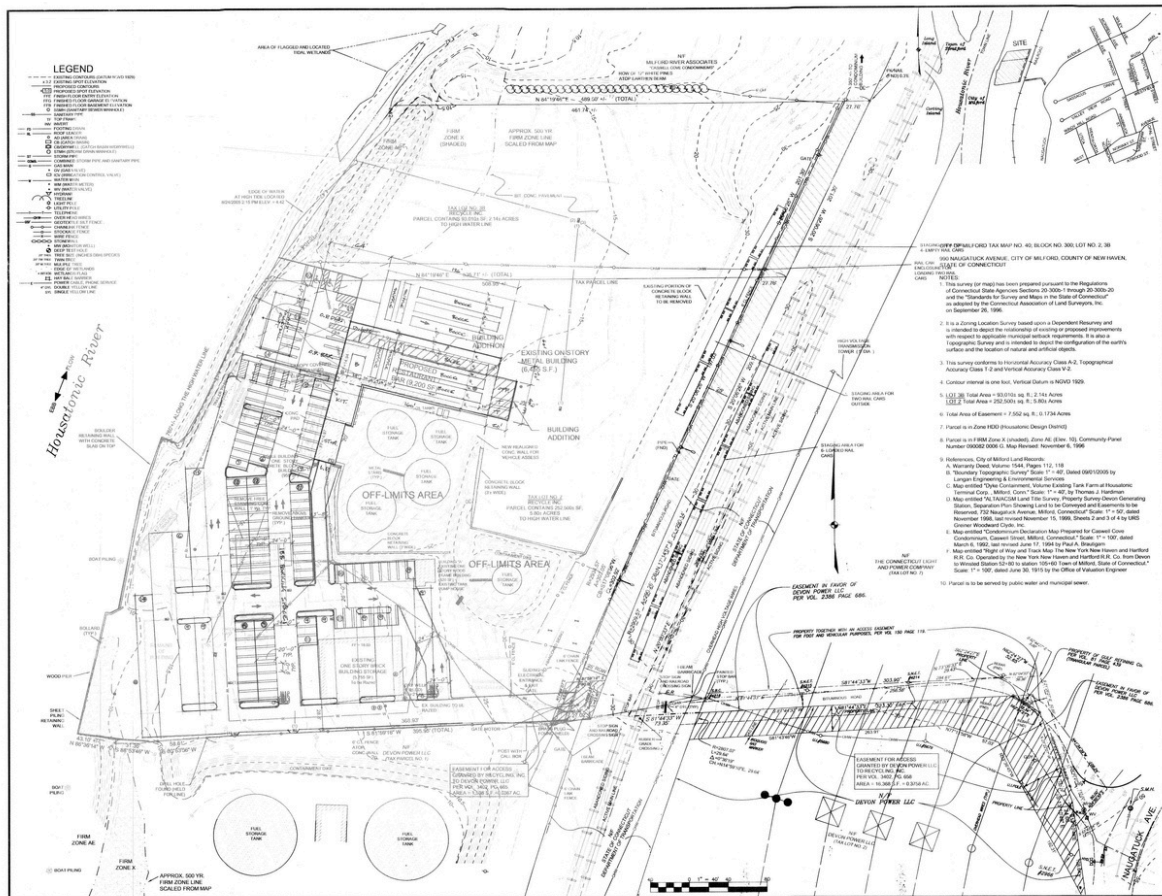
Demographics	Three Miles	Five Miles
<b>Population:</b>	102k	221k
<b>Median HH Income:</b>	90.6k	\$84.9k



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## SITE PLAN



**ROSE & TISD & CO. L.L.C.**  
ARCHITECTS & SURVEYORS & ENGINEERS

1000 WESTFIELD ROAD  
MILFORD CONNECTICUT 06461-3100  
TEL: (203) 866-8888 FAX: (203) 866-8889

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/17/11	ISSUE FOR PERMIT
2	11/07/11	ISSUE FOR PERMIT
3	12/07/11	ISSUE FOR PERMIT

**PROJECT TITLE**

PREPARED FOR:  
**RECYCLING, INC.**  
8990 NAUGATUCK AVENUE  
MILFORD, CONNECTICUT

**PROPOSED RESTAURANT / BAR**

**SHEET TITLE**

**SCHEMATIC SITE PLAN**

DESIGNED BY: JAT	SCALE: AS NOTED
DRAWN BY: JAT	CHECKED BY: JAT
DATE: 04-25-15	PROJECT NUMBER: 02015
DATE: 04-25-15	

**SHEET NUMBER**

**SP-1**

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