

# OFFICE BUILDING FOR SALE OR LEASE

112 Huntington Street, Shelton, CT



To arrange a tour contact:  
Bruce Wettenstein, SIOR  
203-226-7101 Ext 2  
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

# 112 Huntington Street, Shelton, CT

## Huntington Center Location

### PROPERTY DETAILS

Building Area: 2,785± SF

Land Area: 1.24 acre

Zoning: R-2

Parking: Abundant.

Basement: yes- not included in sq. ft.

Age: 1790± with improvements

HVAC: Central

Heating: Hydro air system, natural gas

Electric: 200 amps, 208 volts

Water/ Sewer: City

Taxes: \$4,400

**Sale Price Reduced! \$849,000**

**Lease Price: \$12.00 NNN**

- Lawn sprinkler system
- Safety, fire alarm smoke detector, direct to fire department
- Lavatories on 1st and 2nd floor
- Kitchen with sink

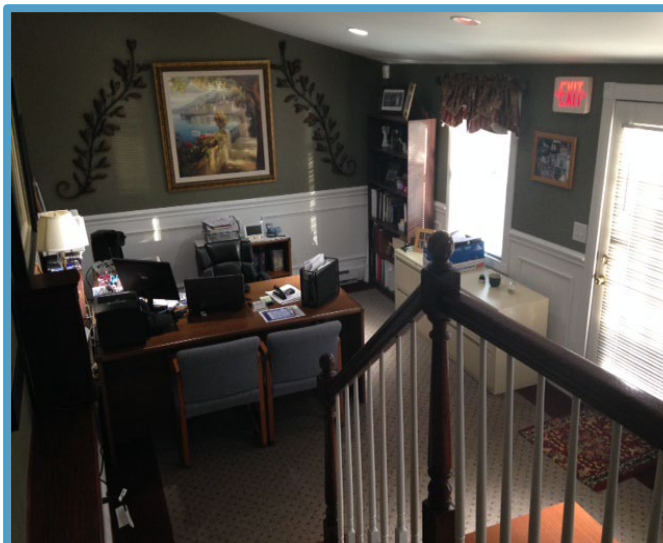
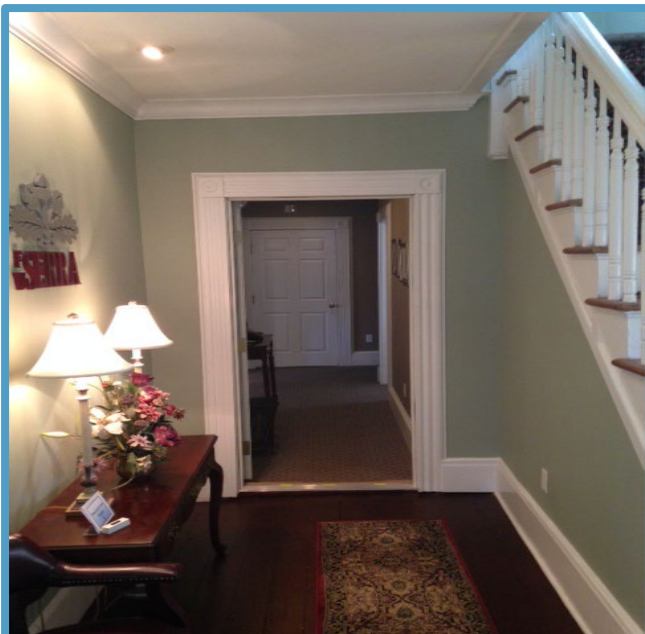
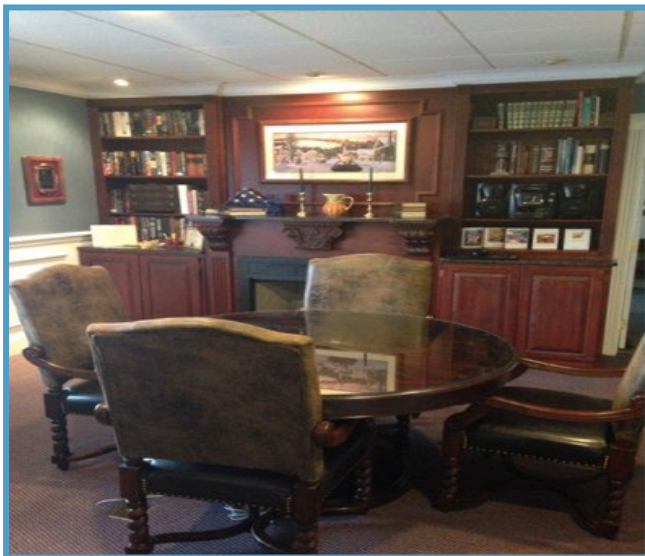


Location: Convenient to exit 7 of Route 8

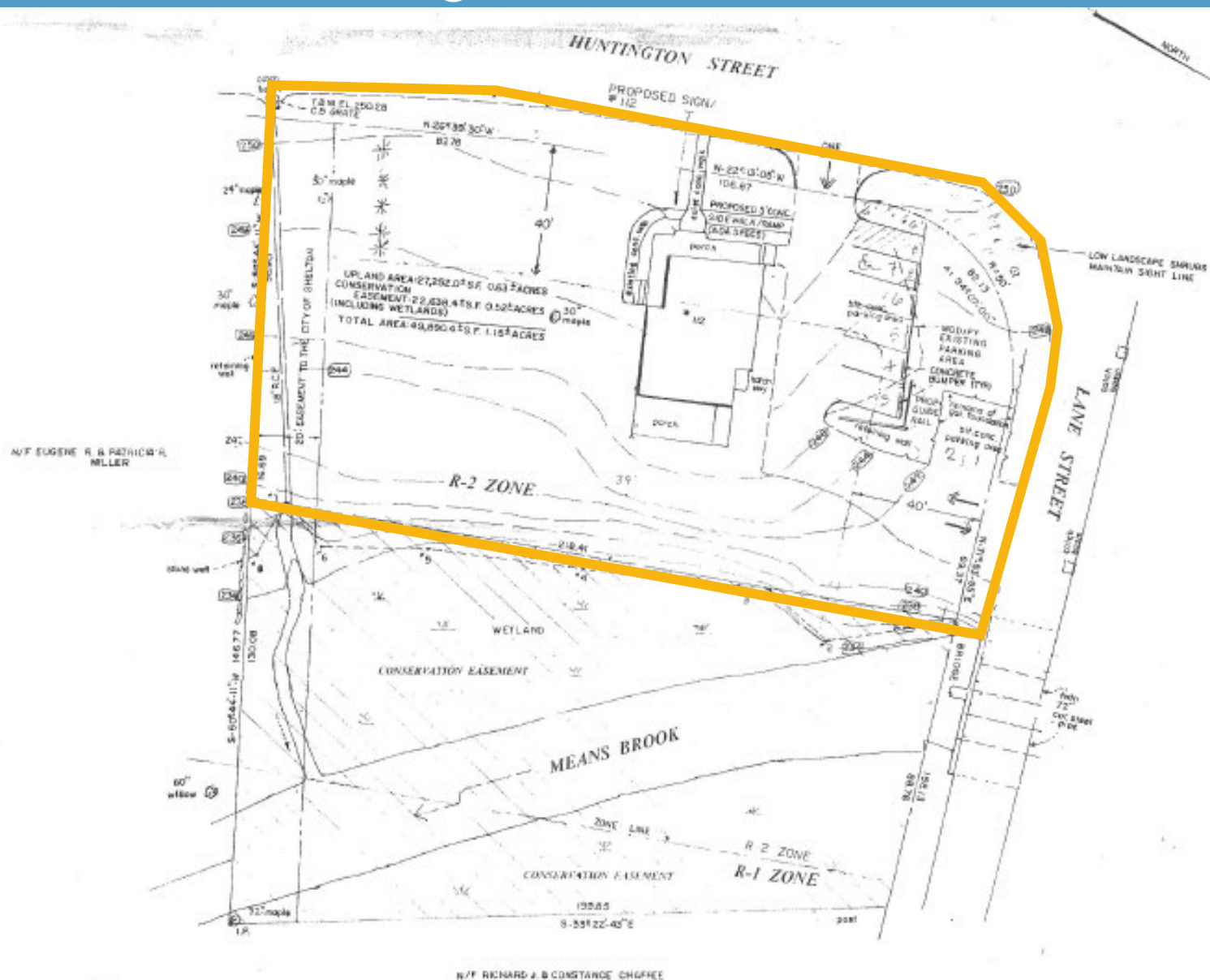
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**SIOR** Individual Members  
Society of Industrial & Office Realtors

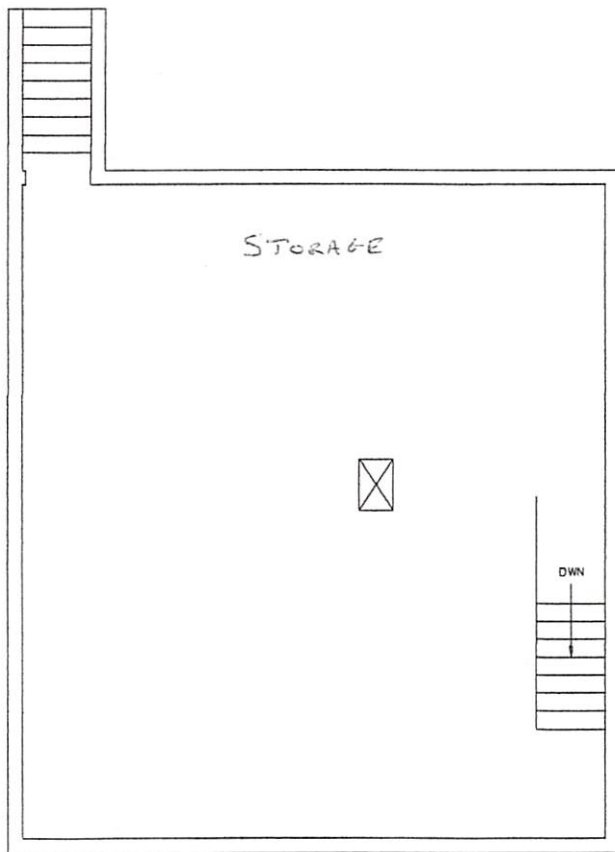
## VIDAL/WETTENSTEIN, LLC



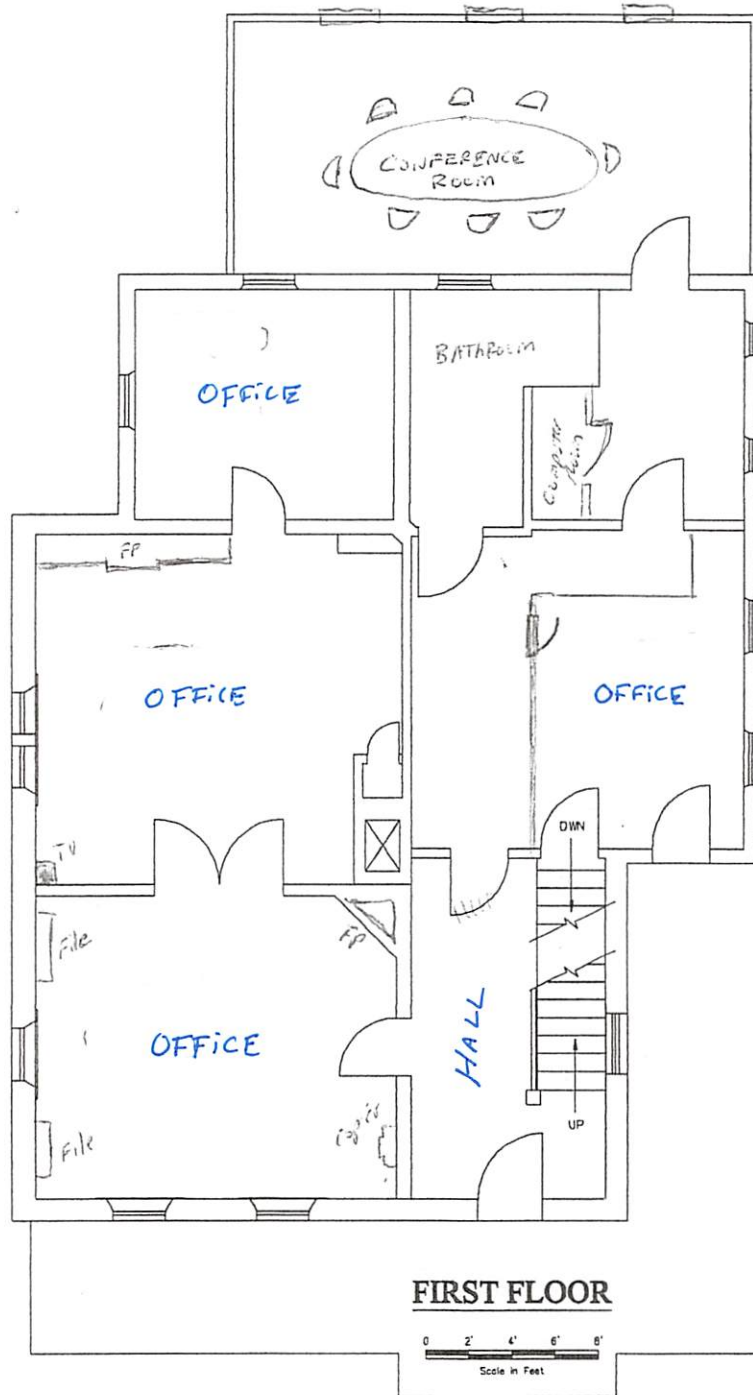
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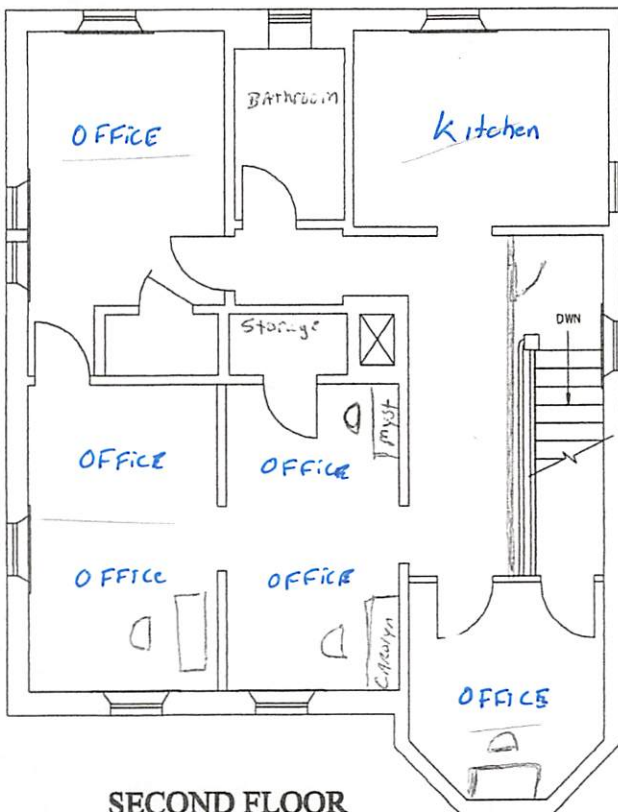


**BASEMENT**

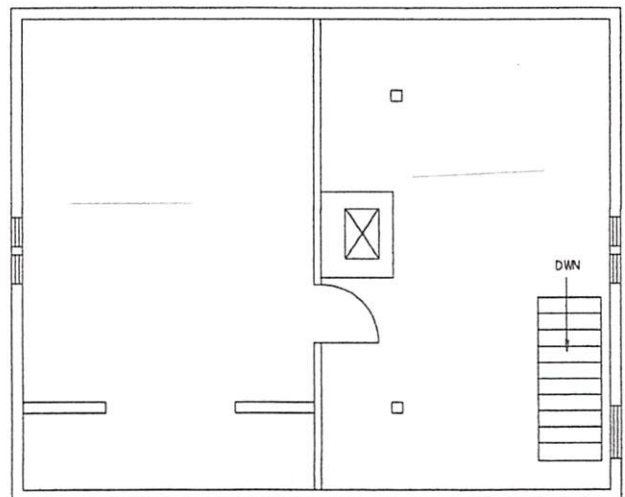


**FIRST FLOOR**





**SECOND FLOOR**



**WALK-UP ATTIC**



The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



## City of Shelton, Connecticut

*Vision to See, Faith to Believe, Courage to Do...*

Information on the Property Records for the Municipality of Shelton was last updated on 12/21/2022.



### Parcel Information

|                       |                   |                |        |                |                 |
|-----------------------|-------------------|----------------|--------|----------------|-----------------|
| Location:             | 112 HUNTINGTON ST | Property Use:  | Office | Primary Use:   | Office Building |
| Unique ID:            | 60 57             | Map Block Lot: | 60 57  | Acres:         | 1.2400          |
| 490 Acres:            | 0.00              | Zone:          | R-2    | Volume / Page: | 1860/0025       |
| Developers Map / Lot: |                   | Census:        |        |                |                 |

### Value Information

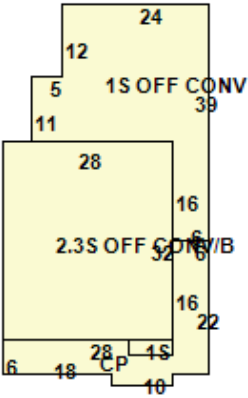
|                       | Appraised Value | Assessed Value |
|-----------------------|-----------------|----------------|
| Land                  | 161,200         | 112,840        |
| Buildings             | 192,900         | 135,030        |
| Detached Outbuildings | 4,700           | 3,290          |
| Total                 | 358,800         | 251,160        |

Owner's Information

Owner's Data

112 HUNTINGTON ST LLC  
124 BEACH AVE  
MILFORD, CT 06460

Building 1



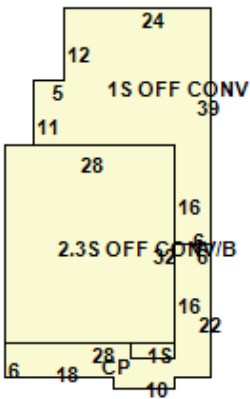
|           |            |                |                   |                  |       |
|-----------|------------|----------------|-------------------|------------------|-------|
| Category: | Office     | Use:           | Office Conversion | GLA:             | 2,785 |
| Stories:  | 1.00       | Construction:  | Wood Frame        | Year Built:      | 1799  |
| Heating:  |            | Fuel:          |                   | Cooling Percent: | 0     |
| Siding:   | Wood Frame | Roof Material: | Arch Shingles     | Beds/Units:      | 0     |

Special Features

Attached Components

|                  |             |       |
|------------------|-------------|-------|
| Type:            | Year Built: | Area: |
| 1S Covered Porch | 1799        | 320   |

Building 2



|           |        |               |                   |             |       |
|-----------|--------|---------------|-------------------|-------------|-------|
| Category: | Office | Use:          | Office Conversion | GLA:        | 2,785 |
| Stories:  | 1.00   | Construction: | Wood Frame        | Year Built: | 1799  |

|          |            |                |               |                  |   |
|----------|------------|----------------|---------------|------------------|---|
| Heating: |            | Fuel:          |               | Cooling Percent: | 0 |
| Siding:  | Wood Frame | Roof Material: | Arch Shingles | Beds/Units:      | 0 |

Special Features

Attached Components

|                  |             |       |
|------------------|-------------|-------|
| Type:            | Year Built: | Area: |
| 1S Covered Porch | 1799        | 320   |

Detached Outbuildings

|        |             |         |        |       |
|--------|-------------|---------|--------|-------|
| Type:  | Year Built: | Length: | Width: | Area: |
| Paving | 2002        | 0.00    | 0.00   | 2,005 |

Owner History- Sales

| Owner Name                | Volume | Page | Sale Date  | Deed Type             | Sale Price |
|---------------------------|--------|------|------------|-----------------------|------------|
| 112 HUNTINGTON ST LLC     | 1860   | 0025 | 11/06/2001 | Warranty Deed         | \$300,000  |
| VARTELAS GEORGE J 1992 FA | 1416   | 0112 | 05/09/1997 | Certificate of Devise | \$0        |
| VARTELAS GEORGE EST OF    | 1341   | 0262 | 04/03/1996 | Death Certificate     | \$0        |
| VARTELAS GEORGE EST OF    | 1113   | 0084 | 12/18/1992 | Probate               | \$0        |
| VARTELAS GEORGE L/U BERNI | 0766   | 0266 | 07/07/1987 |                       | \$0        |

# Shelton, Connecticut

## General

| ACS, 2019–2023                                       | Shelton   | State     |
|------------------------------------------------------|-----------|-----------|
| Current Population                                   | 41,402    | 3,598,348 |
| Land Area <i>mi</i> <sup>2</sup>                     | 31        | 4,842     |
| Population Density <i>people per mi</i> <sup>2</sup> | 1,352     | 743       |
| Number of Households                                 | 15,741    | 1,420,170 |
| Median Age                                           | 44        | 41        |
| Median Household Income                              | \$114,739 | \$93,760  |
| Poverty Rate                                         | 6%        | 10%       |

## Economy

### Top Industries

| Lightcast, 2023 (2 and 3 digit NAICS)                                                     | Jobs   | Share of Industry |
|-------------------------------------------------------------------------------------------|--------|-------------------|
| 1 Admin and Support and Waste Mgt<br><i>Administrative and Support Services</i>           | 4,013  | 99%               |
| 2 Health Care and Social Assistance<br><i>Ambulatory Health Care Services</i>             | 3,748  | 46%               |
| 3 Manufacturing<br><i>Transportation Equip Mfg</i>                                        | 3,345  | 27%               |
| 4 Professional, Scientific, and Tech Svc<br><i>Professional, Scientific, and Tech Svc</i> | 1,809  | 100%              |
| 5 Accommodation and Food Services<br><i>Food Services and Drinking Places</i>             | 1,621  | 86%               |
| Total Jobs, All Industries                                                                | 21,432 |                   |

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

| Year  | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------|------|------|------|------|------|
| Total | 393  | 507  | 529  | 574  | 513  |

Total Active Businesses 4,516

### Key Employers

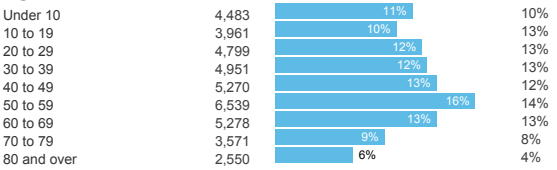
Data from Municipalities, 2025

- 1 Nasdaq
- 2 BIC Corp
- 3 Prudential Financial
- 4 Pitney Bowes Inc
- 5 Hubbell Inc

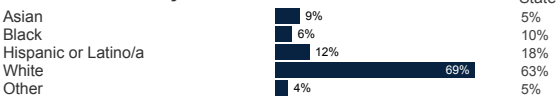
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

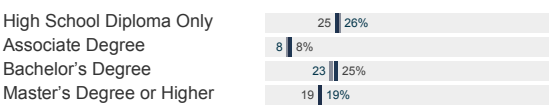


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



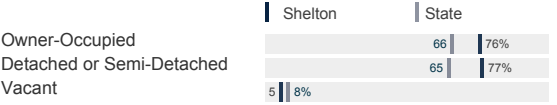
### Educational Attainment



## Housing

ACS, 2019–2023

|                   | Shelton   | State     |
|-------------------|-----------|-----------|
| Median Home Value | \$435,700 | \$343,200 |
| Median Rent       | \$1,661   | \$1,431   |
| Housing Units     | 16,578    | 1,536,049 |



## Schools

CT Department of Education, 2024-25

### School Districts

|  | Available Grades | Total Enrollment | Pre-K Enrollment |  |
|--|------------------|------------------|------------------|--|
|--|------------------|------------------|------------------|--|

# Shelton, Connecticut

## Labor Force

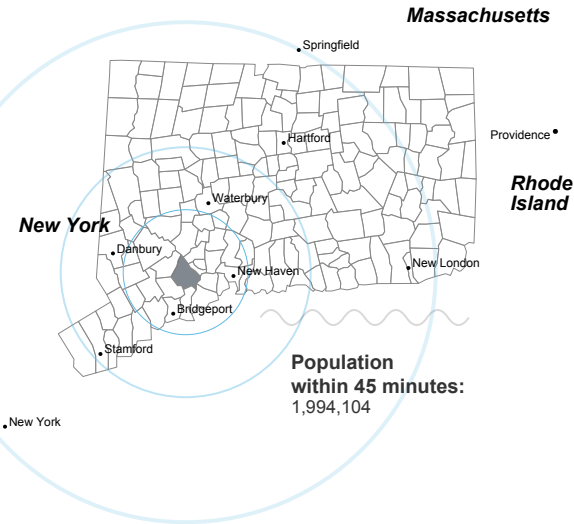
CT Department of Labor, 2024

|            | Shelton | State     |
|------------|---------|-----------|
| Employed   | 21,380  | 1,842,285 |
| Unemployed | 789     | 67,181    |

|                       |           |
|-----------------------|-----------|
| Unemployment Rate     | 4%        |
| Self-Employment Rate* | 10%   11% |

\*ACS, 2019–2023

## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2019–2023

## Commute Mode

|                     |           |
|---------------------|-----------|
| Public Transport    | 1%   3%   |
| Walking or Cycling  | 0%   3%   |
| Driving             | 78%   84% |
| Working From Home * | 14%   14% |

## Public Transit

|                             |                         |
|-----------------------------|-------------------------|
| CT <i>transit</i> Service   | New Haven metro         |
| Other Public Bus Operations | Valley Transit District |
| Train Service               | Metro-North             |

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

### Municipal Revenue

|                                |               |
|--------------------------------|---------------|
| Total Revenue                  | \$133,164,691 |
| Property Tax Revenue           | \$109,858,954 |
| per capita                     | \$2,622       |
| per capita, as % of state avg. | 80%           |
| Intergovernmental Revenue      | \$18,047,711  |
| Revenue to Expenditure Ratio   | 104%          |

### Municipal Expenditure

|                   |               |
|-------------------|---------------|
| Total Expenditure | \$128,582,288 |
| Educational       | \$83,203,615  |
| Other             | \$45,378,673  |

### Grand List

|                                               |                 |
|-----------------------------------------------|-----------------|
| Equalized Net Grand List                      | \$8,905,003,964 |
| per capita                                    | \$212,545       |
| per capita, as % of state avg.                | 119%            |
| Commercial/Industrial Share of Net Grand List | 19%             |
| Actual Mill Rate                              | 22.03           |
| Equalized Mill Rate                           | 11.67           |

### Municipal Debt

|                                |              |
|--------------------------------|--------------|
| Moody's Rating (2024)          | A1           |
| S&P Rating (2024)              | -            |
| Total Indebtedness             | \$16,562,292 |
| per capita                     | \$395        |
| per capita, as % of state avg. | 13%          |
| as percent of expenditures     | 13%          |
| Annual Debt Service            | \$6,304,016  |
| as % of expenditures           | 5%           |

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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