

OWNER FINANCING AVAILABLE

112 Huntington Street, Shelton, CT



Own a standalone building in Huntington Center without conventional commercial financing. Owner financing available with flexible terms.

- Standalone building
- 1.24 acres
- Great visibility
- Abundant parking
- City water/sewer
- Huntington Center location

To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com

OFFICE BUILDING FOR SALE OR LEASE


SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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

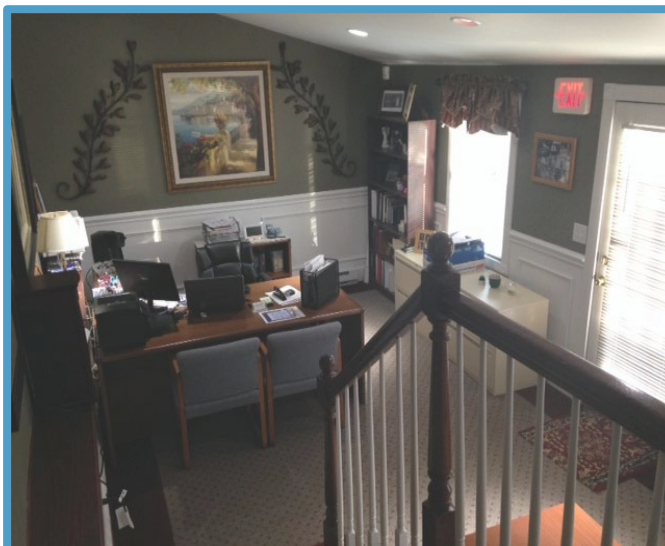
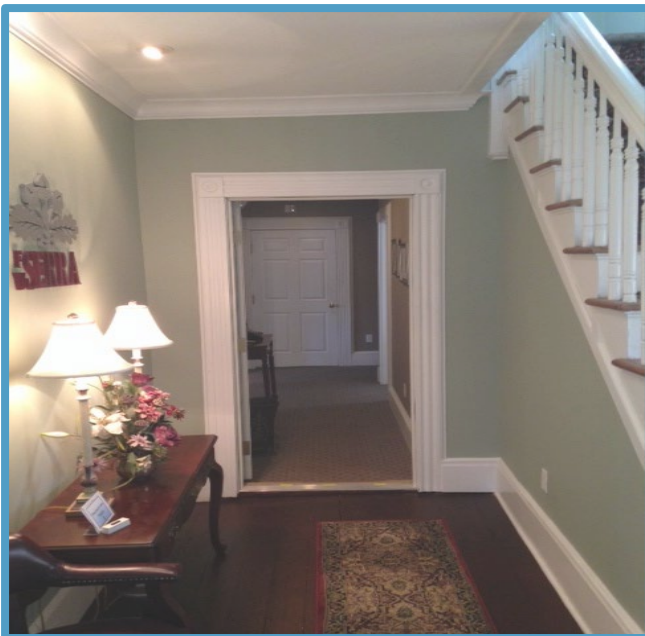
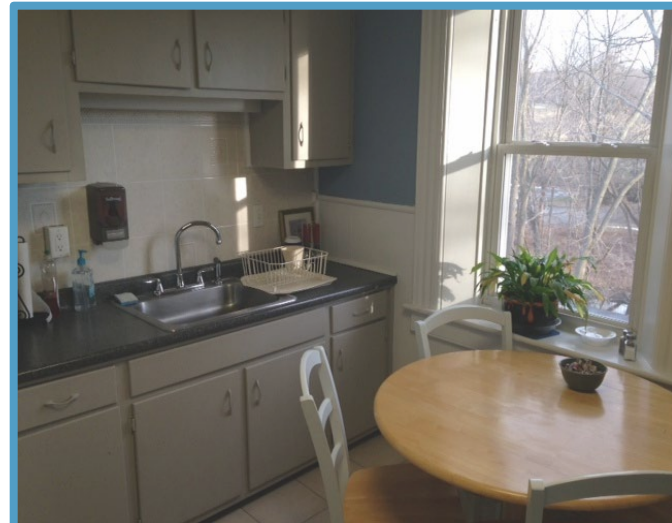


Location: Convenient to exit 7 of Route 8

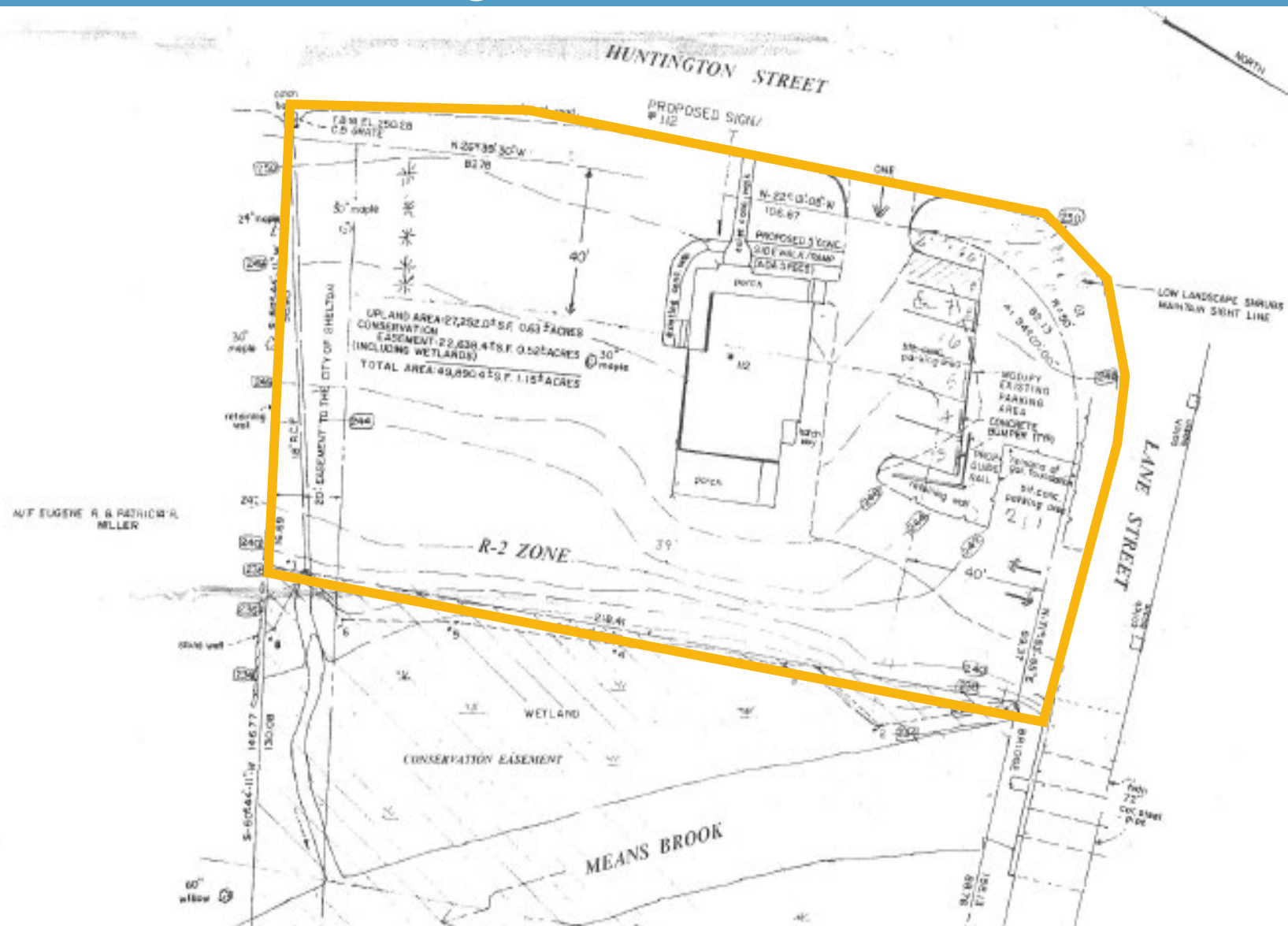
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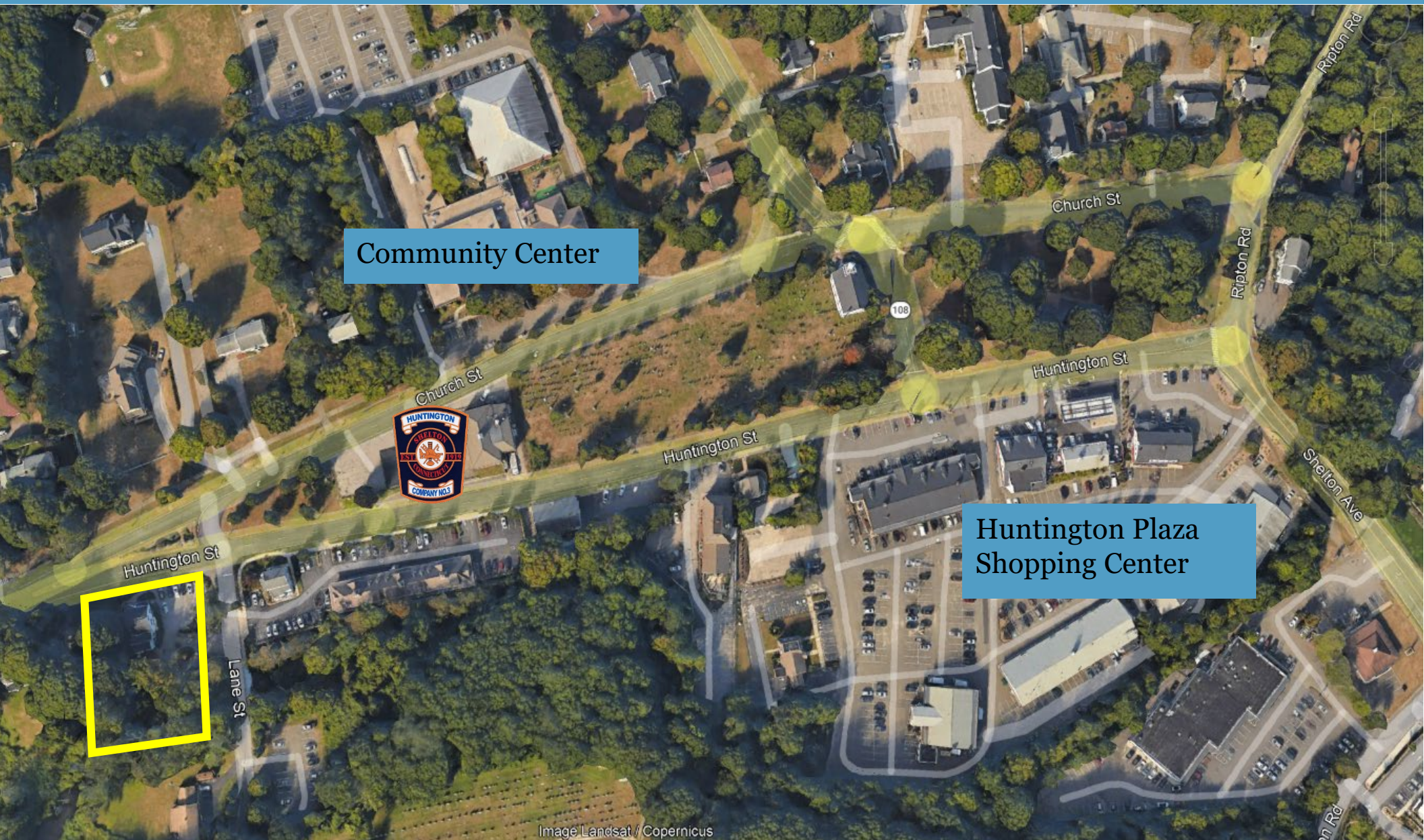
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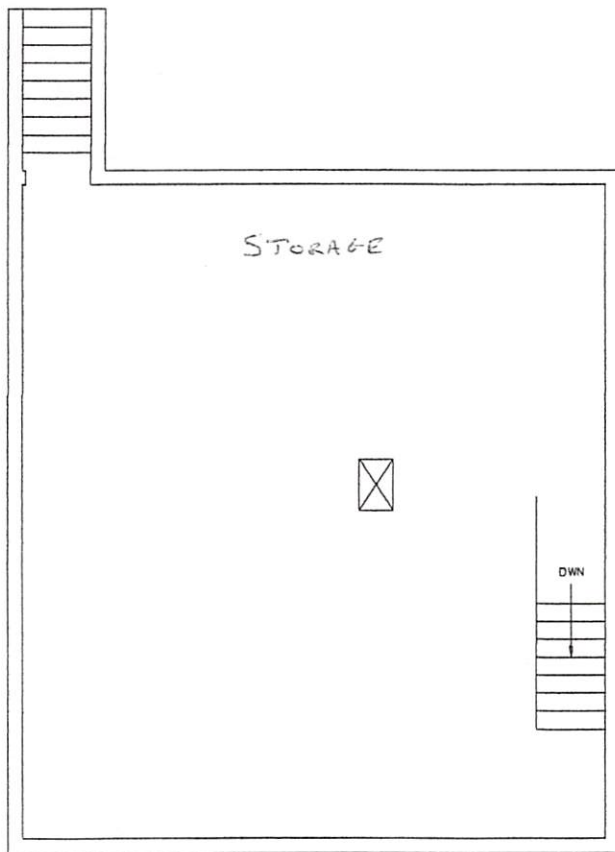
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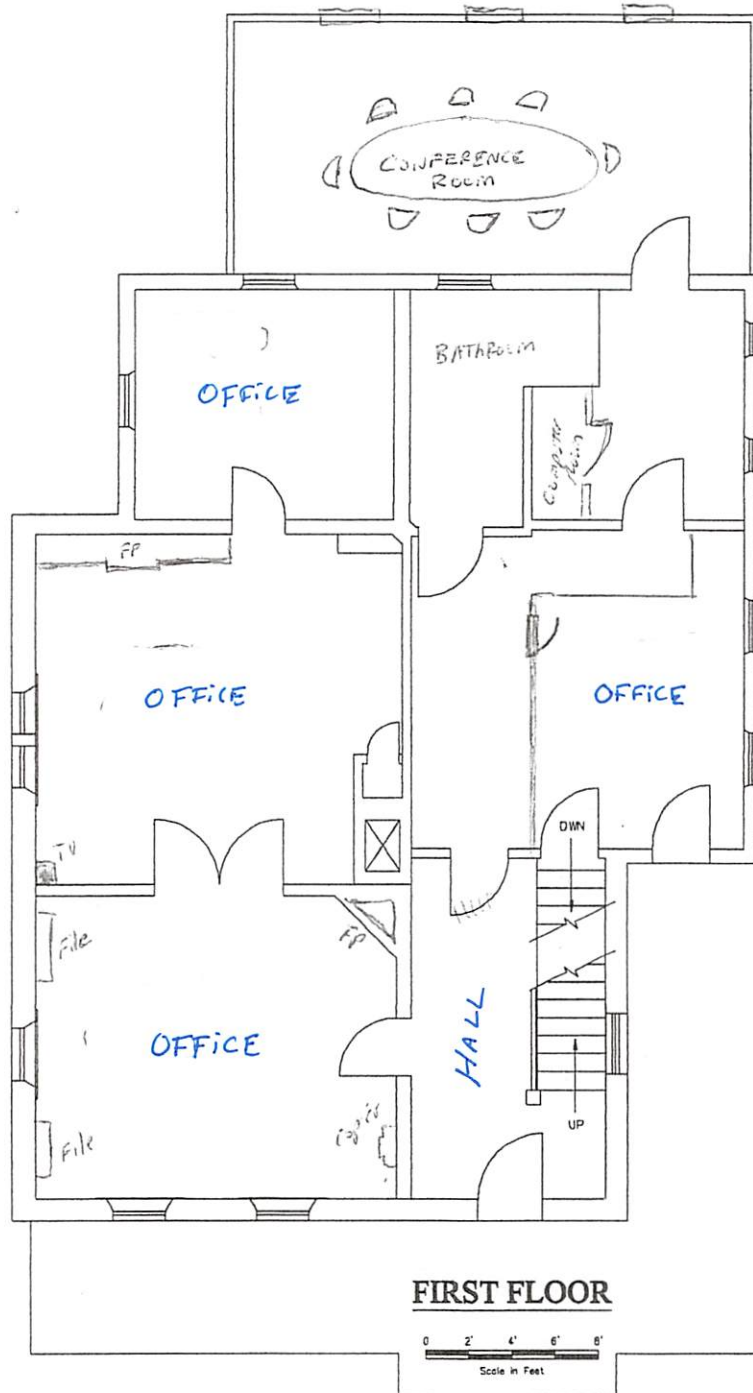
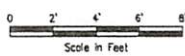


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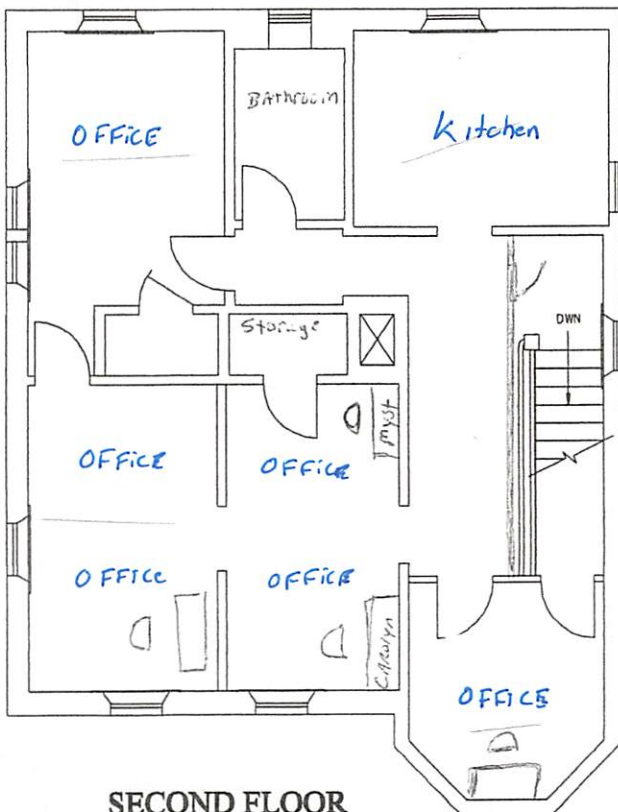


BASEMENT

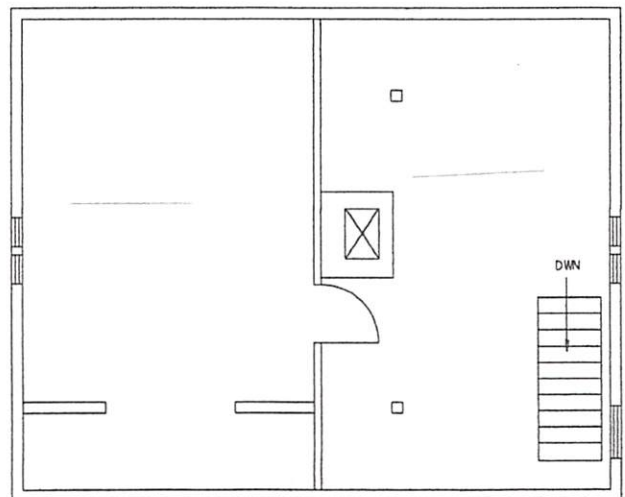


FIRST FLOOR





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

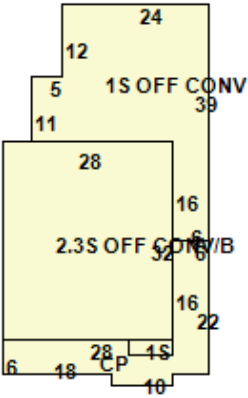
	Appraised Value	Assessed Value
Land	161,200	112,840
Buildings	192,900	135,030
Detached Outbuildings	4,700	3,290
Total	358,800	251,160

Owner's Information

Owner's Data

112 HUNTINGTON ST LLC
124 BEACH AVE
MILFORD, CT 06460

Building 1



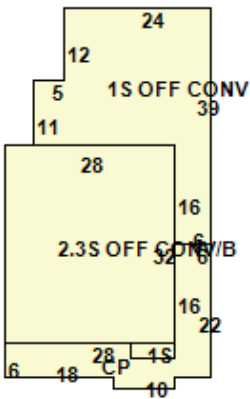
Category:	Office	Use:	Office Conversion	GLA:	2,785
Stories:	1.00	Construction:	Wood Frame	Year Built:	1799
Heating:		Fuel:		Cooling Percent:	0
Siding:	Wood Frame	Roof Material:	Arch Shingles	Beds/Units:	0

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> ²	31	4,842
Population Density <i>people per mi</i> ²	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 <i>Administrative and Support Services</i>	4,013	99%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	3,748	46%
3 Manufacturing <i>Transportation Equip Mfg</i>	3,345	27%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,809	100%
5 Accommodation and Food Services <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

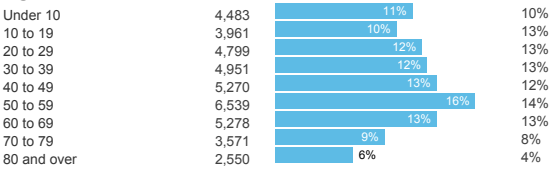
Data from Municipalities, 2025

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

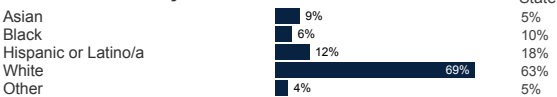
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

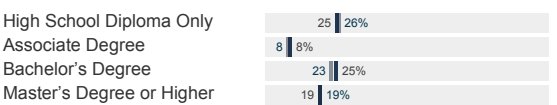


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



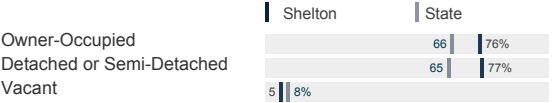
Educational Attainment



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	4-Year Grad Rate (2022-23)
Shelton School District	PK-12	4,518	121	90%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Shelton School District	55%	51%
Statewide	44%	49%

Shelton, Connecticut

Labor Force

CT Department of Labor, 2024

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

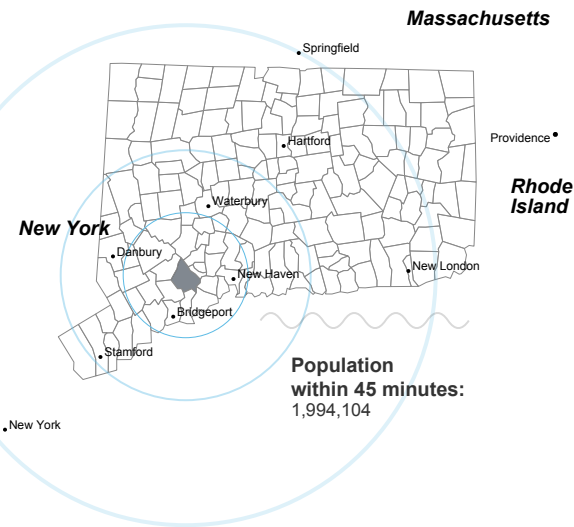
Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



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



Access

ACS, 2019–2023

	Shelton	State
Mean Commute Time *	28 min	26 min
No Access to a Car	5%	9%
No Internet Access	5%	7%

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

Feedback is welcome, and should be directed to info@ctdata.org

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