

# OFFICE BUILDING FOR SALE

112 Huntington Street, Shelton, CT

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



## 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.

## 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: \$995,000

- Lawn sprinkler system
- Safety, fire alarm smoke detector, direct to fire department
- Lavatory's on 1st and 2nd floor
- Kitchen w/sink
- Tenant in place, lease expires May 2025



Location: Convenient to exit 11 of Route 8

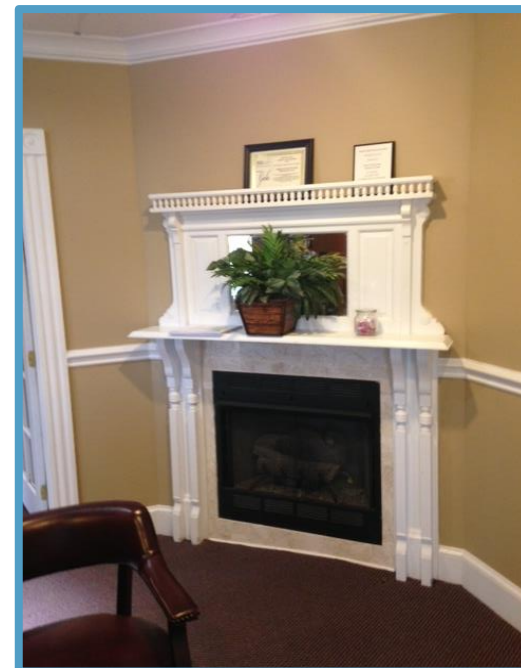
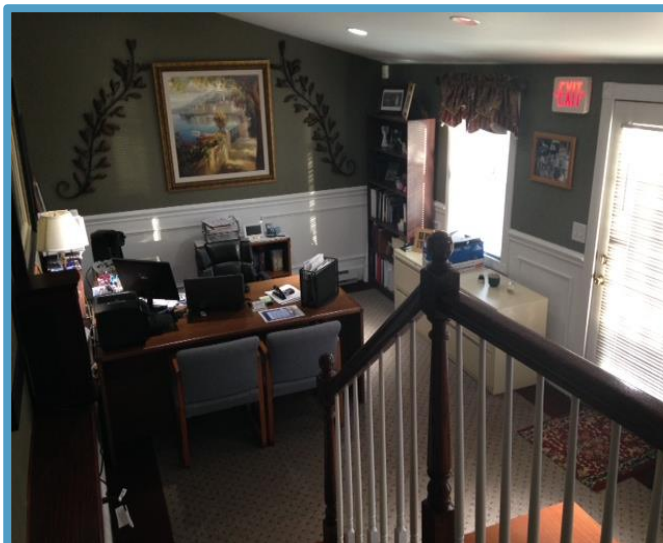
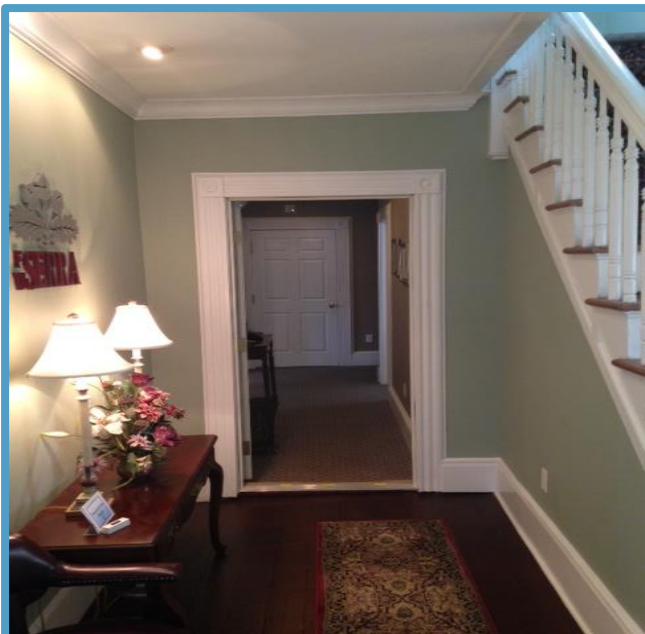
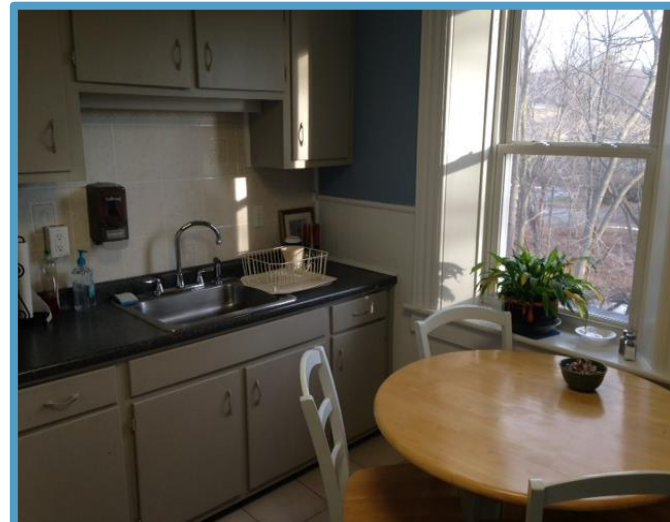


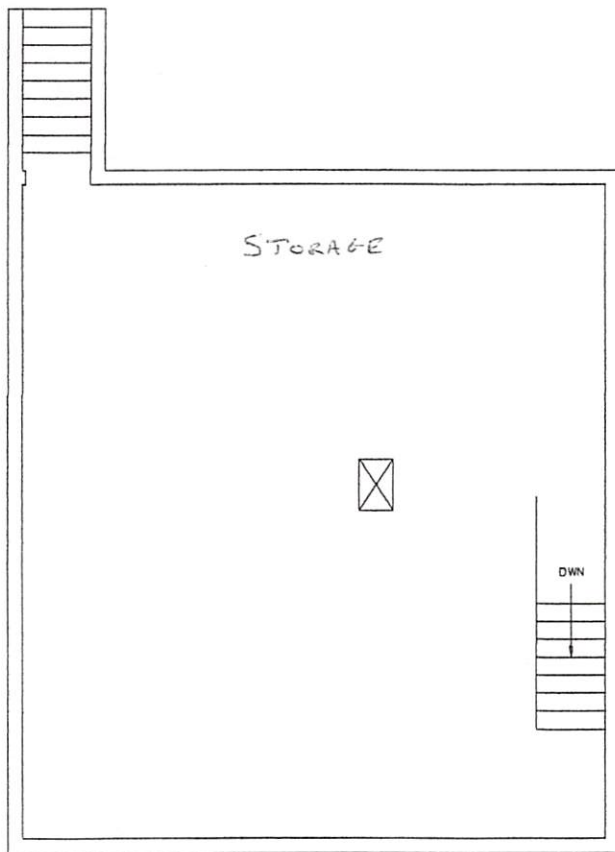
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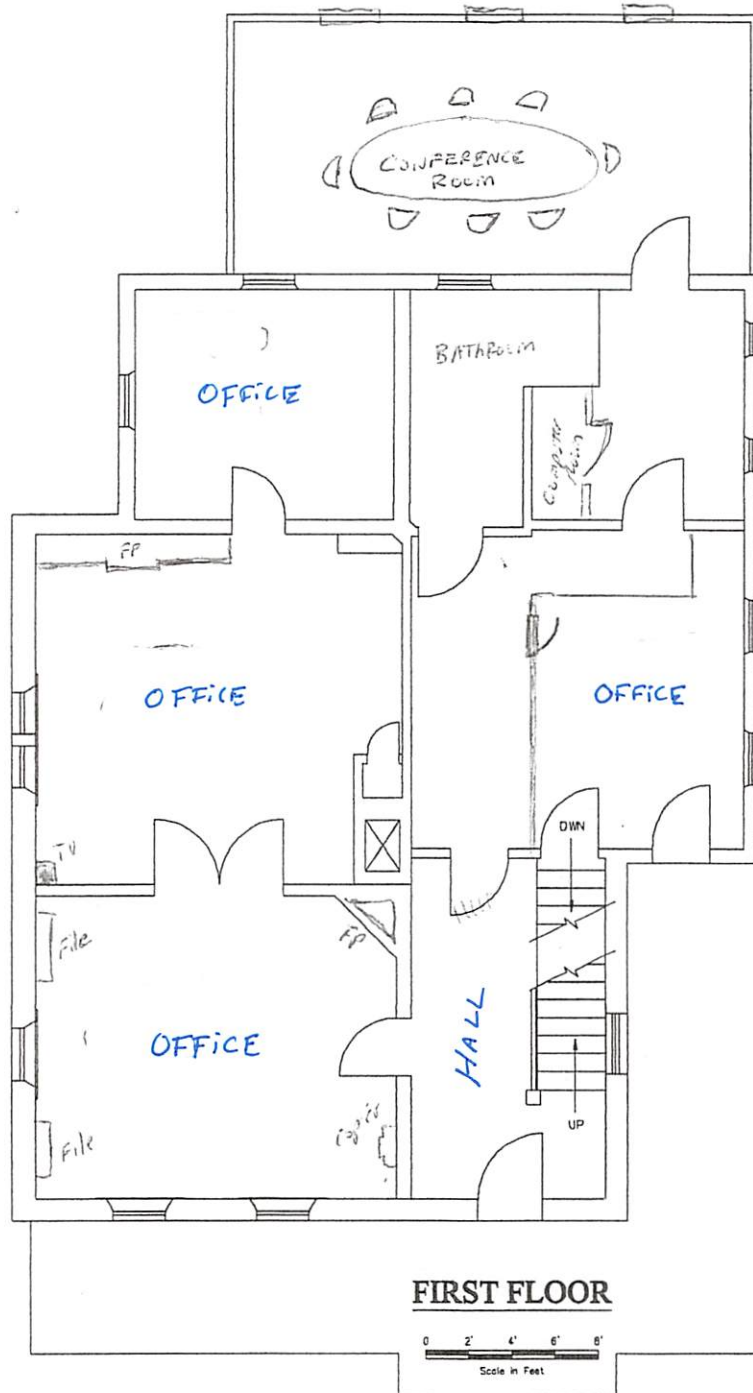
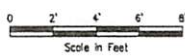


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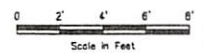


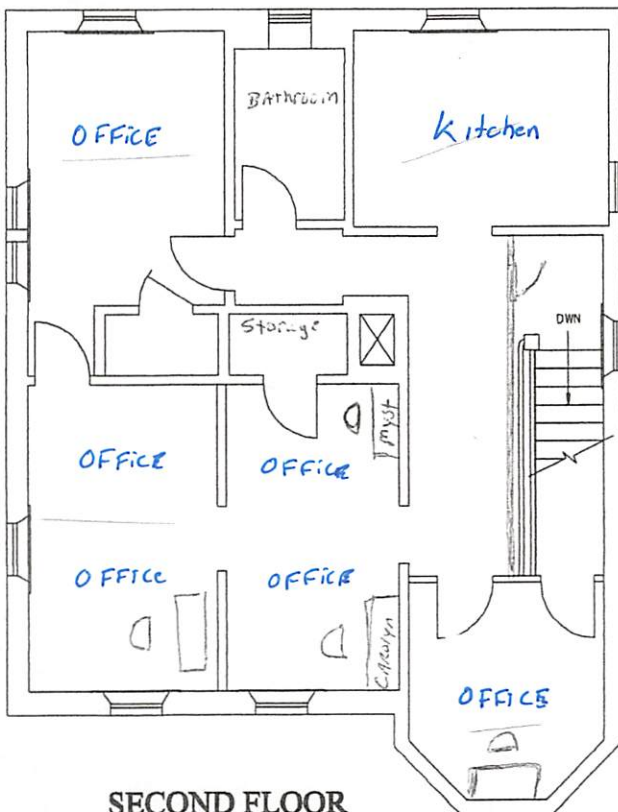


**BASEMENT**

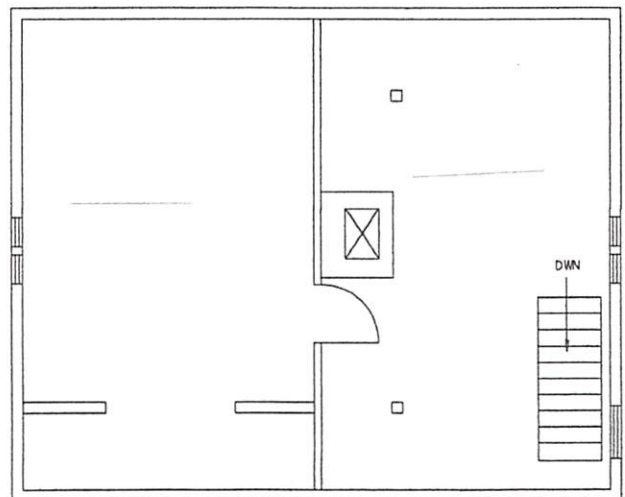


**FIRST FLOOR**





**SECOND FLOOR**

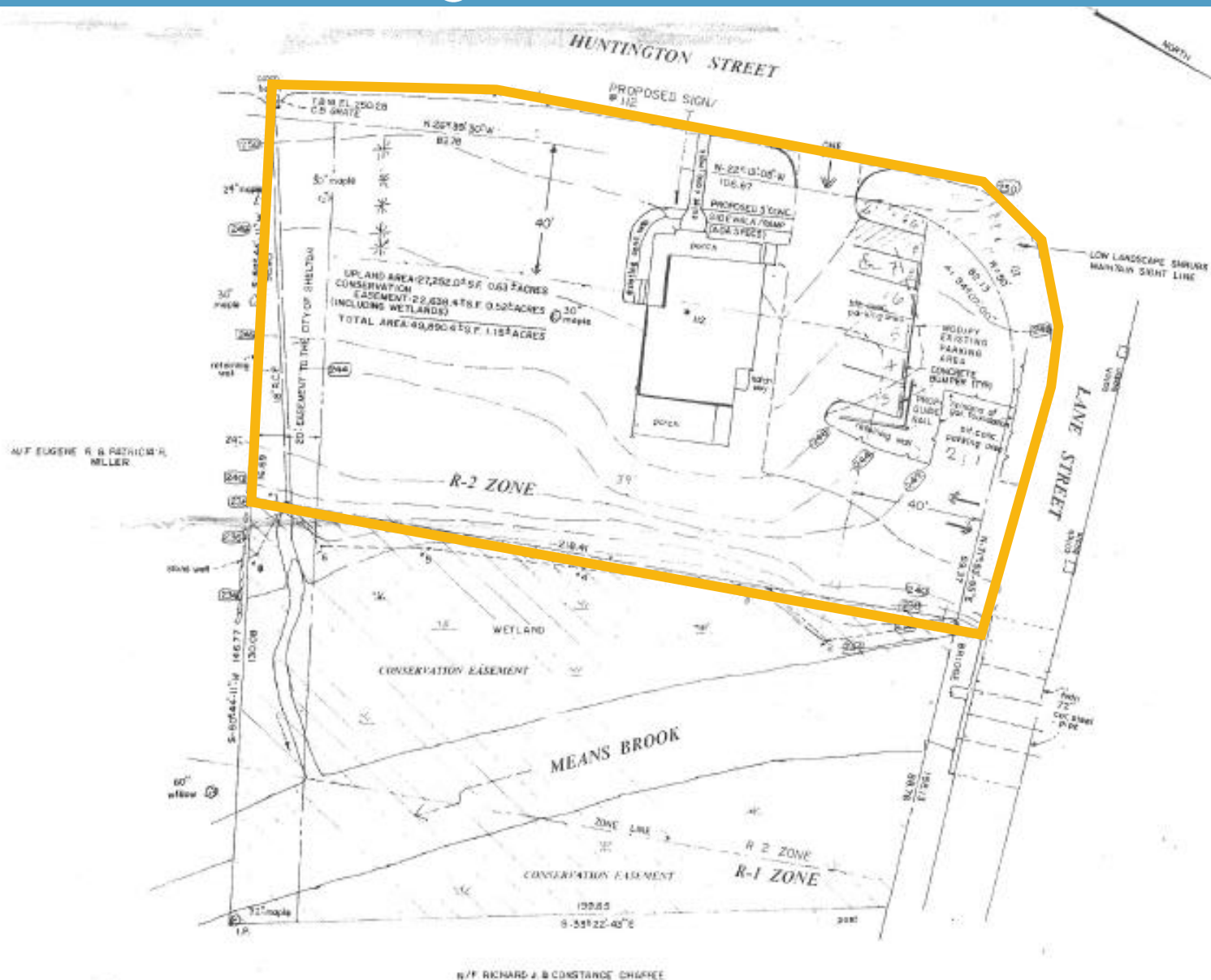


**WALK-UP ATTIC**



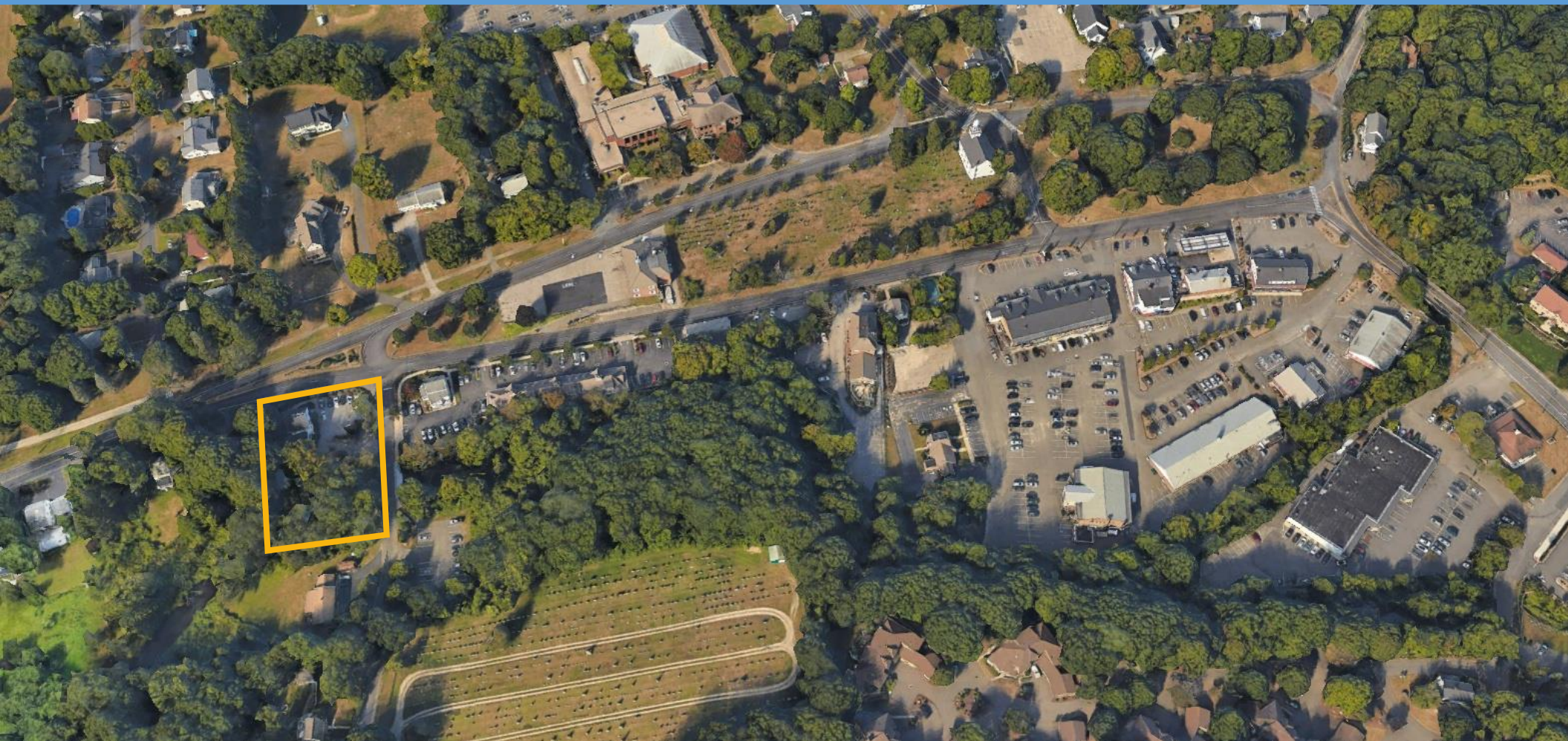


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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



## 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

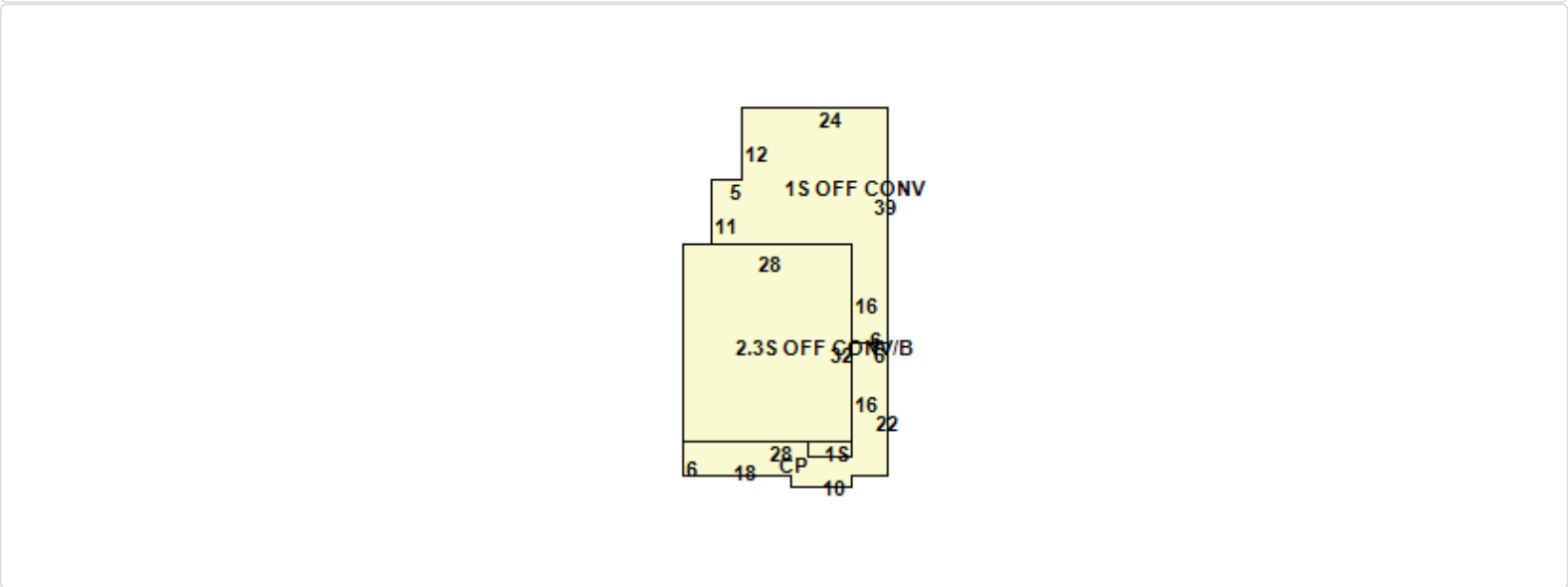
	Appraised Value	Assessed Value
Land	161,200	112,840
Buildings	192,900	135,030
Detached Outbuildings	4,700	3,290
Total	358,800	251,160

## 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

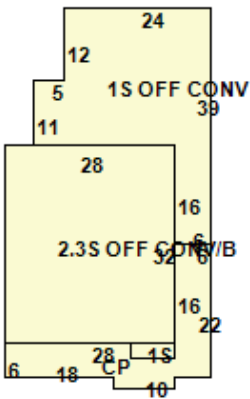


Special Features

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



## General

ACS, 2015–2019	Shelton	State
Land Area <i>mi<sup>2</sup></i>	31	4,842
Population Density <i>people per mi<sup>2</sup></i>	1,343	738
Number of Households	16,185	1,370,746
Median Age	47.2	41.0
Median Household Income	\$97,131	\$78,444
Poverty Rate	5%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Manufacturing	4,781	66	\$102,550
2 Admin. & Support & Waste Mgmt	4,259	102	\$37,298
3 Health Care & Social Assistance	3,402	134	\$59,535
4 Profess., Sci., & Tech Services	2,302	195	\$86,651
5 Accommodation & Food Services	1,794	117	\$22,800
All Industries	25,873	1,387	\$73,663

### SOTS Business Registrations

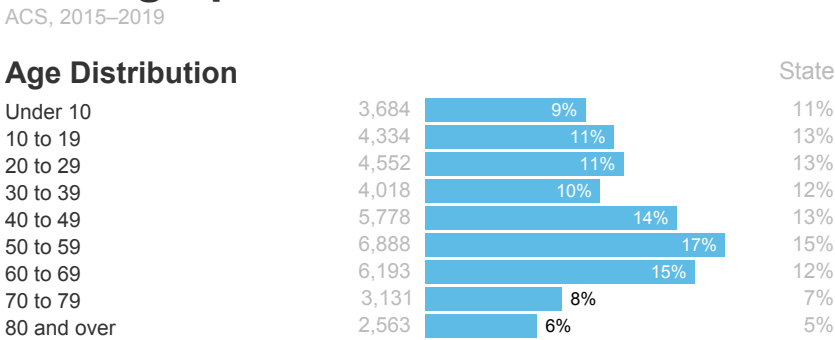
Secretary of the State, June 2021

Total Active Businesses		4,935	
New Business Registrations by Year			
2001	253	2006	308
2002	290	2007	299
2003	326	2008	279
2004	310	2009	243
2005	317	2010	224
2011	244	2016	324
2012	263	2017	286
2013	273	2018	354
2014	251	2019	341
2015	290	2020	349

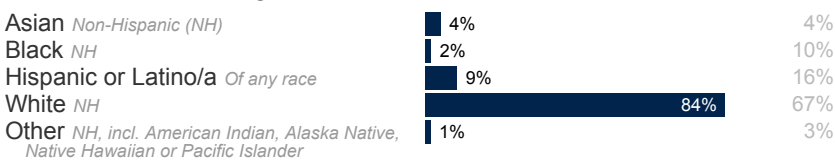
### Key Employers

- Data from municipalities, 2021
- Nasdaq
  - BIC Corp
  - Prudential Financial
  - Pitney Bowes Inc
  - Hubbell Inc

## Demographics



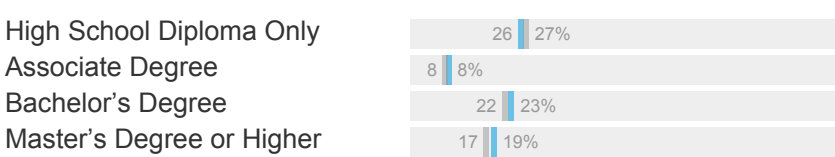
### Race and Ethnicity



### Language Spoken at Home



### Educational Attainment



## Housing

ACS, 2015–2019	Shelton	State
Median Home Value	\$349,300	\$275,400
Median Rent	\$1,466	\$1,180
Housing Units	17,208	1,516,629

	Shelton	State
Owner-Occupied	66%	81%
Detached or Semi-Detached	64%	78%
Vacant	6%	10%

## Schools

CT Department of Education, 2020-21	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
School Districts	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Shelton School District	62%	71%
Statewide	48%	56%

## Labor Force

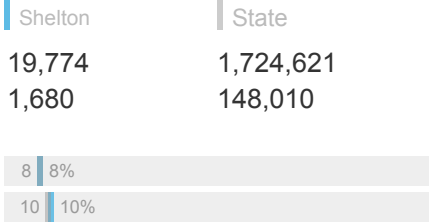
CT Department of Labor, 2020

	Shelton	State
Employed	19,774	1,724,621
Unemployed	1,680	148,010

Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



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



## Access

ACS, 2015–2019

	Shelton	State
Mean Commute Time <i>Pre-Covid</i>	28 min	26 min

No Access to a Car

No Internet Access



## Commute Mode

Public Transport  
Walking or Cycling  
Driving

Working From Home *Pre-Covid*



## Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-  
Valley Transit District  
Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$131,661,519
Property Tax Revenue	\$104,192,385
per capita	\$2,520
per capita, as % of state av.	83%
Intergovernmental Revenue	\$22,554,843
Revenue to Expenditure Ratio	99%

Boston\*

### Municipal Expenditure

Total Expenditure	\$133,090,116
Educational	\$86,427,398
Other	\$46,662,718

### Grand List

Equalized Net Grand List	\$6,645,615,451
per capita	\$161,706
per capita, as % of state av.	105%
Comm./Indust. Share of Net Grand List	19%

Actual Mill Rate	22.21
Equalized Mill Rate	15.58

### Municipal Debt

Moody's Rating	A1
Total Indebtness	\$32,714,000
per capita	\$796
per capita, as % of state av.	31%
as percent of expenditures	25%

Annual Debt Service	\$10,302,897
as % of expenditures	8%

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[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

## 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 2016-2019 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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