

# FOR SALE/LEASE

10 Chase River Road  
Waterbury, CT



## 2,400 S/F Retail - Office

- Great traffic location at a signal
- Ideal for many retail or office uses looking for high visibility
- Building and pole signage available
- Currently nicely finished as showroom and office with side drive in loading door

**Sale Asking Price: \$595,000.00**

**Lease: \$2,400.00 per month + utilities**

# PROPERTY DATA FORM

|                         |                 |                          |                                     |
|-------------------------|-----------------|--------------------------|-------------------------------------|
| <b>PROPERTY ADDRESS</b> |                 | 10 Chase River Road      |                                     |
| <b>CITY, STATE</b>      |                 | Waterbury, CT            |                                     |
| <b>BUILDING INFO</b>    |                 | <b>MECHANICAL EQUIP.</b> |                                     |
| Total square feet       | 4800            | Air Conditioning         | Yes                                 |
| Number of floors        | 1               | Sprinkler / Type         | No                                  |
| Avail/ Square Feet      | 2,400           | Type of Heat             | Gas                                 |
| Will subdivide to       | 2,400           | <b>TAXES</b>             |                                     |
| Office space            | +/- 2,000       | Assessment               |                                     |
| Ext. Construction       | Block           | Mill Rate                |                                     |
| Ceiling Height          | 12'             | Total                    | \$19,000.00                         |
| Roof                    | Asphalt Shingle | <b>OTHER</b>             |                                     |
| Date Built              | 1985            | Total avail/ acres       | .66                                 |
| <b>UTILITIES</b>        |                 | Zoning                   | IL                                  |
| Sewer                   | Septic          | Parking                  | 17                                  |
| Water                   | Yes             | <b>TERMS</b>             |                                     |
| Gas                     | Yes             | Sale asking              | \$595,000.00                        |
| Electrical              | 100             | Lease rate               | \$2,400.00 per month plus utilities |
| Amps-Volts- Phase       | 120/208         |                          |                                     |



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