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850 Straits Turnpike, Suite 101

# FOR SALE

1219 Chase Parkway  
Waterbury, CT



**+/- 1,550 S/F Retail/ Professional building**

**.97 acres**

**RS zoned**

**High visibility**

**Traffic count (DOT 2014) 19,500 vehicles daily**

**Easy on/ off access to I-84**

**Sale asking: \$285,000.00**

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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1219 Chase Parkway	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,500 +/-	Air Conditioning	Wall unit
Number of floors	2	Sprinkler / Type	
Avail S/F	1,500 +/-	Type of Heat	Gas/ baseboard hot water
		<b>OTHER</b>	
Ext. Construction		Zoning	RS
Ceiling Height		Parking	Ample
Roof		Total acres	.97
Date Built	1940	<b>TAXES</b>	
		Assessment	\$83,030.00
		Mill Rate	60.21
		Taxes	\$5,156.16
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Septic	Sale price	\$285,000.00
Water	City		
Gas	Gas		
Electrical	100 Amps		

**Current Income:** \$32,160.00 ( \$2,680 mo. X 12 )

**Total Expenses:** \$12,989.00

Electric \$3,027

Gas \$2,368

Snow plow and lawn \$425.00

Taxes \$4,917.00

Insurance \$2,000.00 (approx.. Part of larger property and does not break out)

**NOI: \$19,171.00**