

# FOR LEASE

550 Chase Ave  
Waterbury, CT 06704



**4,905 S/F Retail Building**  
**Visible Location on Busy Chase Ave**  
**22,600 Cars Daily per CT DOT 2017**  
**Previous Restaurant Space**  
**Ideal for all Retail , Office or Medical Users**  
**Ample Parking - Easy Highway Access**  
**Lease Asking: \$12 PSF +**  
**(Utilities + Snow Removal +Insurance)**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 550 Chase Ave

**CITY, STATE** Waterbury, CT 06704

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	4,905	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	No
Avail S/F	4,905	Type of Heat	Gas

**OTHER**

Ext. Construction	Brick/ Block	Zoning	CA
Ceiling Height	12'	Parking	Ample
Roof	New Roof 2018	State Route / Distance To...	

Date Built 1974

**TAXES**

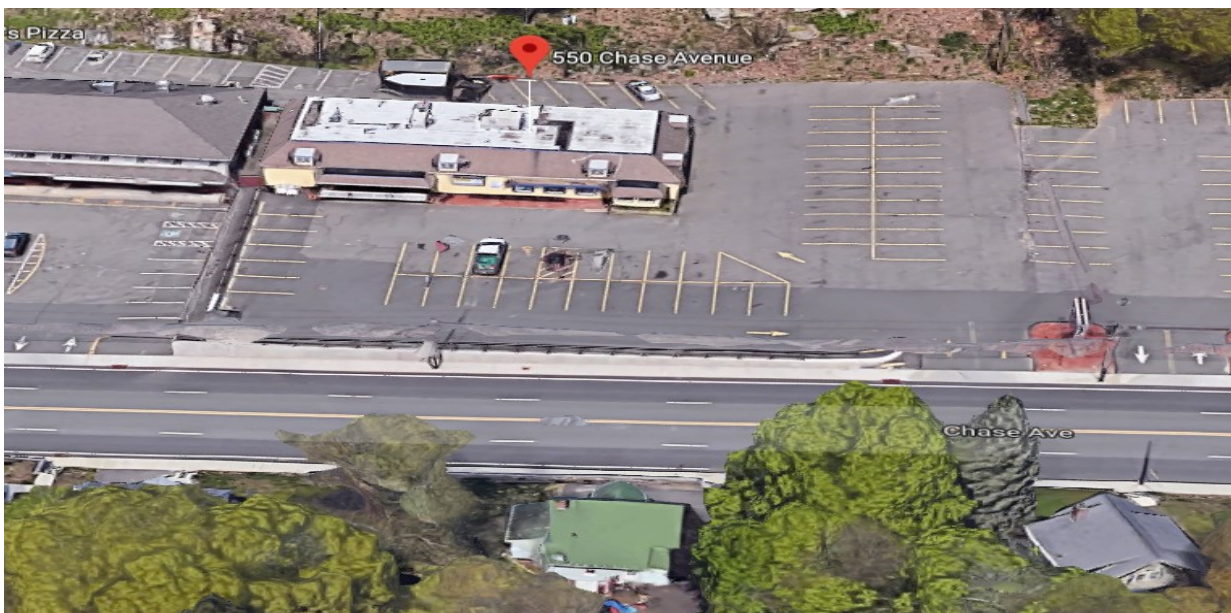
Assessment	\$358,180.00
Appraisal	
Mill Rate	60.21
Taxes	\$21,566.00

**UTILITIES**

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amp

**TERMS**

Lease Rate	\$12.00 PSF Gross + utilities
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