



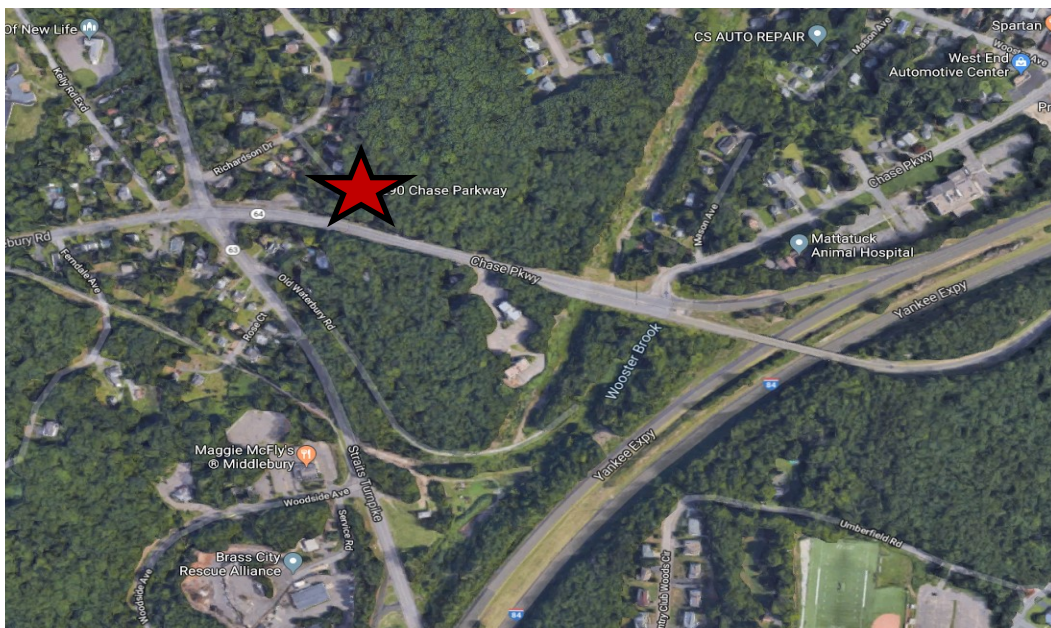
***1209 Chase Parkway
Waterbury, CT 06708***

**5,500 S/F
Development Opportunity
Soon to be Corner Lot along
CT DOT Chase Parkway Expansion
Many Possibilities
Offered at: \$789,000.00**



Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



**CONTACT: Michael Grieder or
BRIAN GODIN**
E-mail: Mgrieder.gpb@gmail.com
BgodinPB@gmail.com

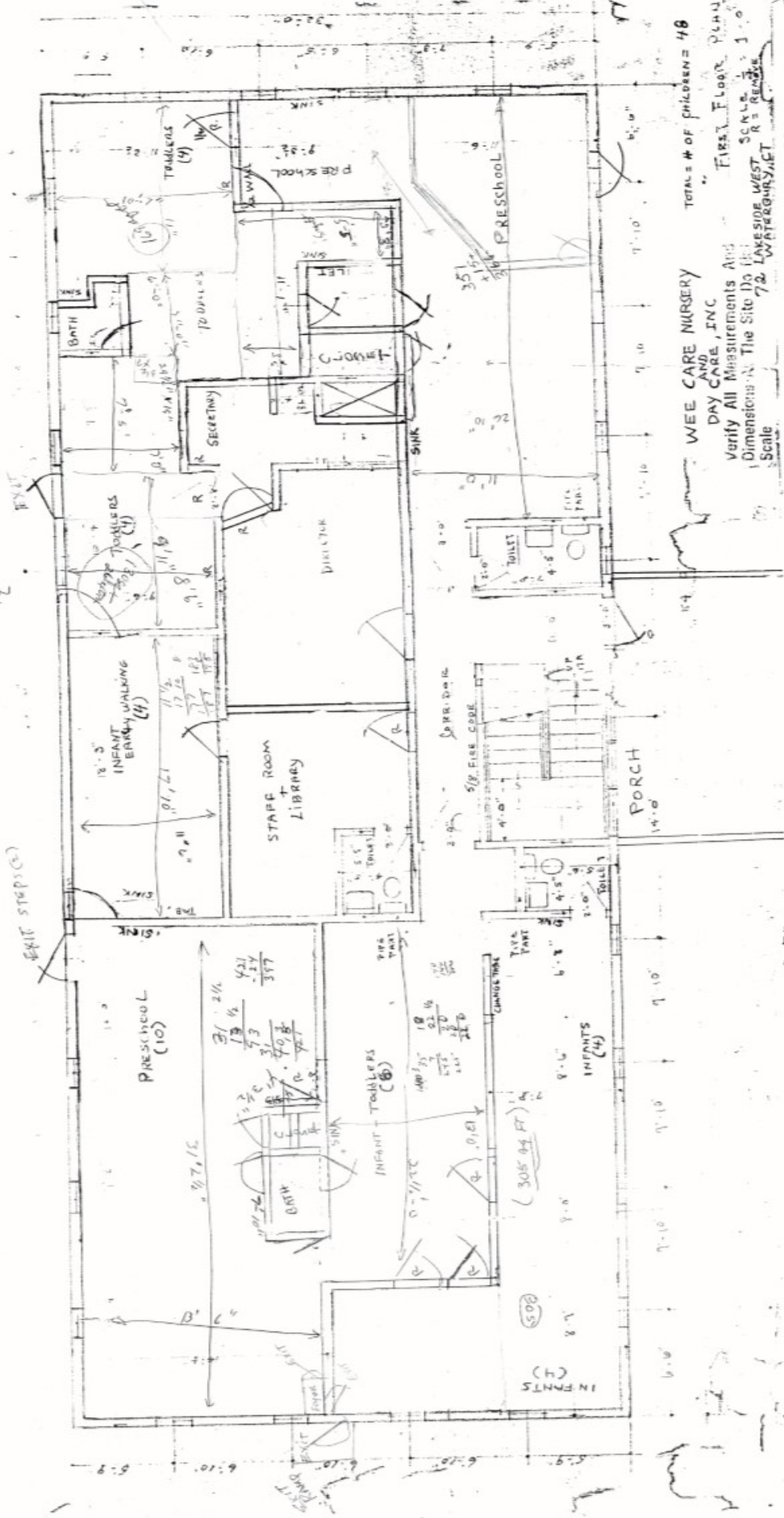
6/11

65
11
5A

6/21
5/25
11-5
11-6

12
12
1/2

165
130
294



TOTAL # OF CHILDREN = 46

WEE CARE NURSERY AND DAY CARE, INC.

Verify All Measurements And Dimensions At The Site Do Not Scale

72 LAKESIDE WEST R3 REMODEL WATERGURY, CT

15
 21
 22
 225
 747
 78
 11
 858
 377
 22
 879
 81
 78
 11

662
 22
 67
 11
 60
 145
 747
 55

182
 174
 35
 11
 78
 35
 50
 2
 174
 174
 174
 174
 174
 174

PROPERTY DATA FORM

PROPERTY ADDRESS		1209 Chase Parkway	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,500	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	5,500	Type of Heat	Oil/Forced Hot Air
Ext. Construction	Wood Siding	OTHER	
Ceiling Height		Acres	1.87
Roof	Shingle	Zoning	Multifamily
Date Built	1972	Parking	Ample
		State Route / Distance To...	1/10 mile - I-84
UTILITIES		TAXES	
Sewer	Septic - New	Assessment	\$283,210.00
Water	City	Appraisal	\$404,586.00
Heat	Yes	Mill Rate	60.21
Electrical	200 Amps	Taxes	\$17,052.00
		TERMS	
		Sale	\$789,000.00

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