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**FOR LEASE**



**558 Chase Ave  
Waterbury, CT**

**3,800 +/- S/F**  
**2 Spacious Professional Office Suite Available**  
**Great location with easy highway access**  
**CT Traffic Count 22,000 per day**  
**Lease rate: \$1,200 - \$2,000 per mo.**  
**+ utilities + snow removal percentage**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



**Suite 6-7: 2,700 +/- S/F**  
**Can be subdivided**  
**Offers Large Reception / Waiting Area**  
**Conference Room / 4 Oversized Offices**  
**Lease Rate: \$2,000 per mo. + + Snow Removal Percentage**









**Suite 9: 1,100 +/- S/F**  
**Offers Large Waiting / Reception Area With 3 Offices**  
**Lease Rate: \$1,200 per mo. + + Snow Removal Percentage**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		558 Chase Ave # 6 -7 & 9	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	14,080	Air Conditioning	Central air
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,800	Type of Heat	w/air
Will subdivide	yes	<b>OTHER</b>	
		Acres	
Ext. Construction		Zoning	IP
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	Route 8/ 2.5 miles
Date Built	1987	<b>TAXES</b>	
		Assessment	\$452,330.00
		Appraisal	\$646,190.00
		Mill Rate	60.21
		Taxes	\$27,234.00
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease rate	\$1,200 -\$2,000 + utilities
Water	City		+ snow removal
Gas	Yankee Gas		
Electrical	200 Amps		



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