

CONTACT: BRIAN GODIN or MICHAEL GRIEDER

E-mail: BgodinPB@gmail.com Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com

FOR SALE / LEASE



714 Chase Parkway Waterbury, CT 06708 Professional Office Partnership/Ownership 4,410 S/F Currently set up for medical 32% Partnership - Sub dividable to 14% Building Size: 13,800 S/F

> Immediate Access to I-84 **Ample Parking**

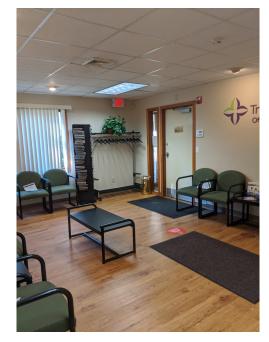
> > Sale: \$345,000.00

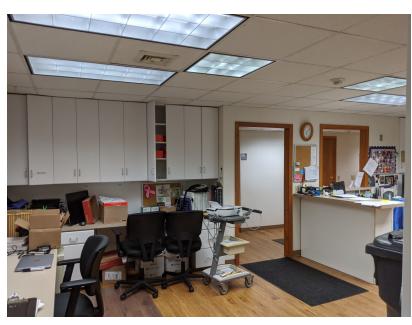
Lease: \$27 PSF Full Gross Includes Utilities. Taxes & Janitorial



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.













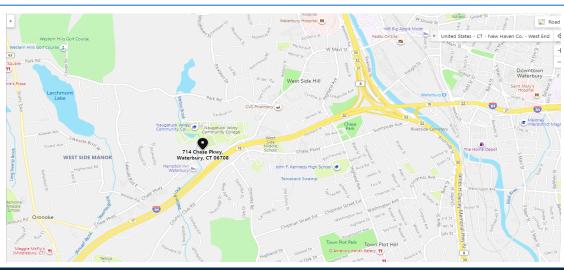
CONTACT: BRIAN GODIN or MICHAEL GRIEDER

E-mail: BgodinPB@gmail.com, Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS	714 Chase Parkway
CITY, STATE	Waterbury, CT 06708

		7,	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,782 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	4,410	Type of Heat	_
Will subdivide to	1,660 14%	OTHER	
	2,750 18%	Acres	1.78
Ext. Construction	Brick / siding	Zoning	CO
Ceiling Height	10'	Parking	Ample
Roof	Flat	State Route / Distance To	
Date Built	1970	TAXES	
		Assessment	\$1,312,270.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$1,874,665.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$79,012 x 32% = \$25,284.00
Gas	EverSource	TERMS	
Electrical		Sale	\$345,000.00
		Lease	\$27 PSF Full Gross



CONTACT: BRIAN GODIN or MICHAEL GRIEDER

E-mail: BgodinPB@gmail.com, Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100