

**FOR LEASE**



**558 Chase Ave  
Waterbury, CT 06704**

**4,400 +/- S/F  
2 Spacious Professional Office Suites Available  
Great Location with easy Highway Access  
CT Traffic Count 22,000 Per Day  
Lease Rate: \$1,300 - \$2,000 Per Month  
Plus Utilities & Snow Removal**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		558 Chase Ave # 5, 6 -7	
<b>CITY, STATE</b>		Waterbury, CT 06704	
<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	4,400 +/-	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	\$1,300 -\$2,000 Monthly
Water	City		Plus Utilities & Snow removal
Gas	Yankee Gas		
Electrical	200 Amps		



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 Combined +/- S/F  
Possible to Subdivide**

**Offers: Large Reception & Waiting Area, Conference Room & 4 Oversized Offices  
Asking: \$2,000 Monthly + Utilities & Percentage of Snow Removal**



**CONTACT: BRIAN GODIN or MARY BUCKLEY**  
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**Suite 5: 1,740 S/F**  
**Offers: Large Open Area plus 2 Large Offices, Kitchenette and 2 Restrooms**  
**Asking: \$1,300 Monthly + Utilities & Percentage of Snow Removal**

