

## **FOR LEASE**

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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

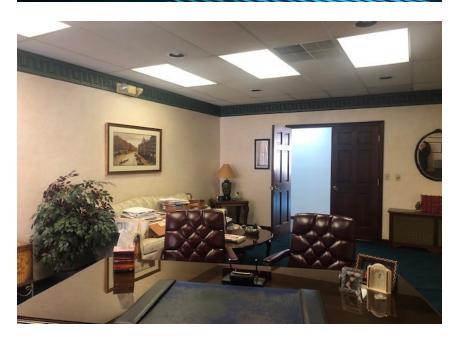




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Suite 9: 1,100 +/- S/F Offers Large Waiting / Reception Area With 3 Offices Lease Rate: \$1,200 per mo. + + Snow Removal Percentage



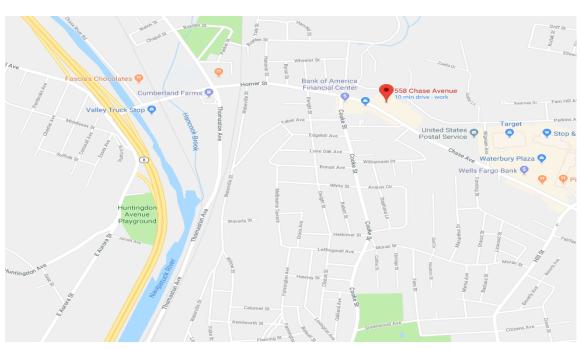


## PROPERTY DATA FORM

PROPERTY ADDRESS 558 Chase Ave # 6 -7 & 9

CITY, STATE Waterbury, CT

BUILDING INFO		MECHANICAL EQUIP.	
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	OTHER	
		Acres	
Ext. Construction		Zoning	IP
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To	Route 8/ 2.5 miles
Date Built	1987	TAXES	
		Assessment	\$452,330.00
UTILITIES		Appraisal	\$646,190.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$27,234.00
Gas	Yankee Gas	TERMS	
Electrical	200 Amps	Lease rate	\$1,200 -\$2,000 + utilities
			+ snow removal



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