

## CONTACT: BRIAN GODIN or MICHAEL GRIEDER

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## FOR SALE

1219 Chase Parkway Waterbury, CT





1,550 S/F Investment Property
Three residential tenants
Retail/Office Potential
.97 Acres of RS Zoning
High visibility with easy I-84 access
Traffic count Dot 2017 19,500 vehicles daily

Sale asking: \$229,000.00

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## PROPERTY DATA FORM

PROPERTY ADDRESS	1219 Chase Parkway
CITY, STATE	Waterbury, CT

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BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,500 +/-	Air Conditioning	Wall unit
Number of floors	2	Sprinkler / Type	
Avail S/F	1,500 +/-	Type of Heat	Gas/ baseboard hot
			water
		OTHER	
Ext. Construction		Zoning	RS
Ceiling Height		Parking	Ample
Roof		Total acres	.97
Date Built	1940	TAXES	
		Assessment	\$86,270.00
	_	Mill Rate	60.21
UTILITIES		Taxes	\$4,999.24
Sewer	Septic		_
Water	City	TERMS	
Gas	Gas	Sale price	\$229,000.00
Electrical	100 Amps		

Current Income: \$34,500.00 (\$2,875 mo. X 12)

**Expenses:** 

Utilities: \$4,422.61

Snow plow and lawn \$1,000.16

Taxes \$4,999.24

Insurance \$3,000.00

**Total Expenses: \$13,422.01** 

NOI: \$21,077.99 CAP Rate: 9.2