

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

PROPERTY DATA FORM

PROPERTY ADDRESS		1219 Chase Parkway	
CITY, STATE		Waterbury, CT	
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
		Taxes	\$4,999.24
UTILITIES		TERMS	
Sewer	Septic	Sale price	\$229,000.00
Water	City		
Gas	Gas		
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