

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: \$360,000.00
Lease: \$27 PSF Full Gross Includes Utilities,
Taxes & Janitorial**



Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



CONTACT: BRIAN GODIN or MICHAEL GRIEDER

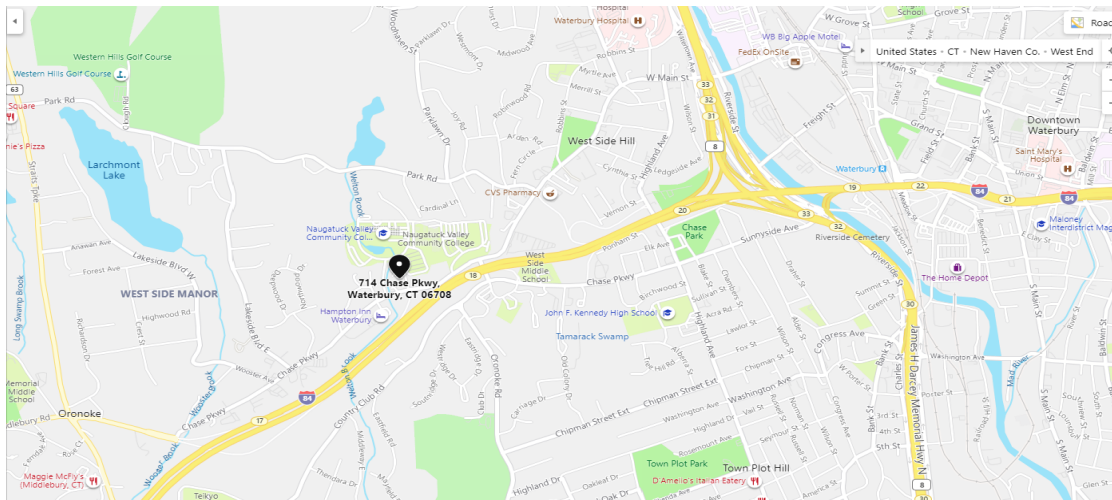
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Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS		714 Chase Parkway	
CITY, STATE		Waterbury, CT 06708	
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	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City	Assessment	\$1,312,270.00
Water	City	Appraisal	\$1,874,665.00
Gas	EverSource	Mill Rate	60.21
Electrical		Taxes	\$79,012 x 32% = \$25,284.00
		TERMS	
		Sale	\$360,000.00
		Lease	\$27 PSF Full Gross



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