



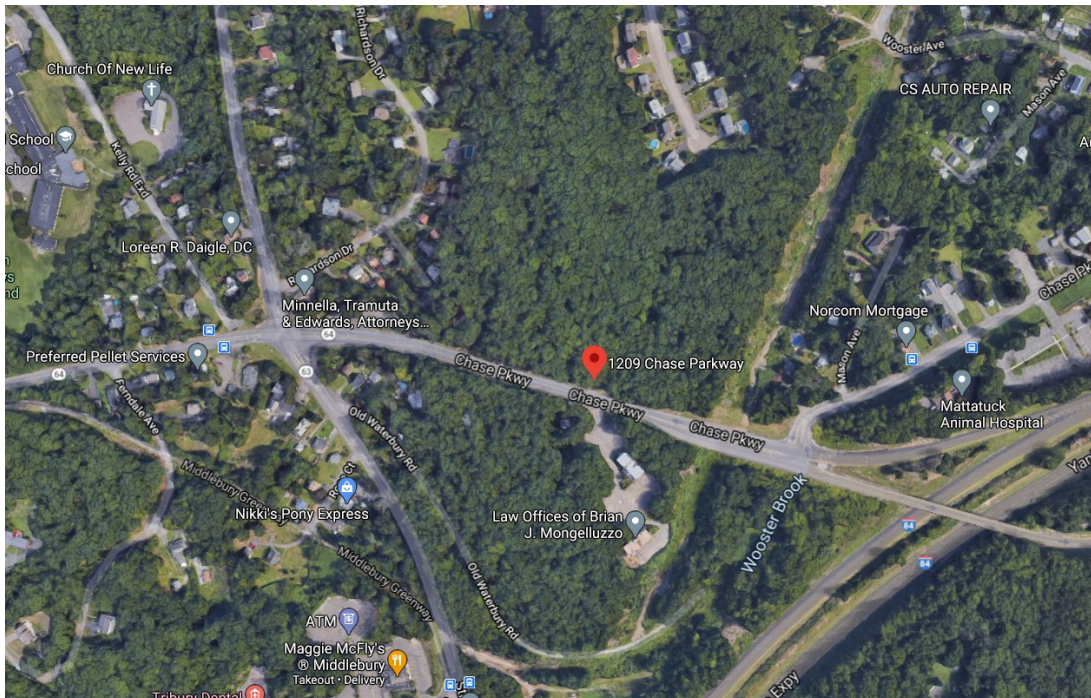
***1209 Chase Parkway  
Waterbury, CT 06708***

**5,500 S/F  
Development Opportunity  
Along Planned  
CT DOT Chase Parkway Expansion  
Many Possibilities  
Offered at: \$789,000.00**



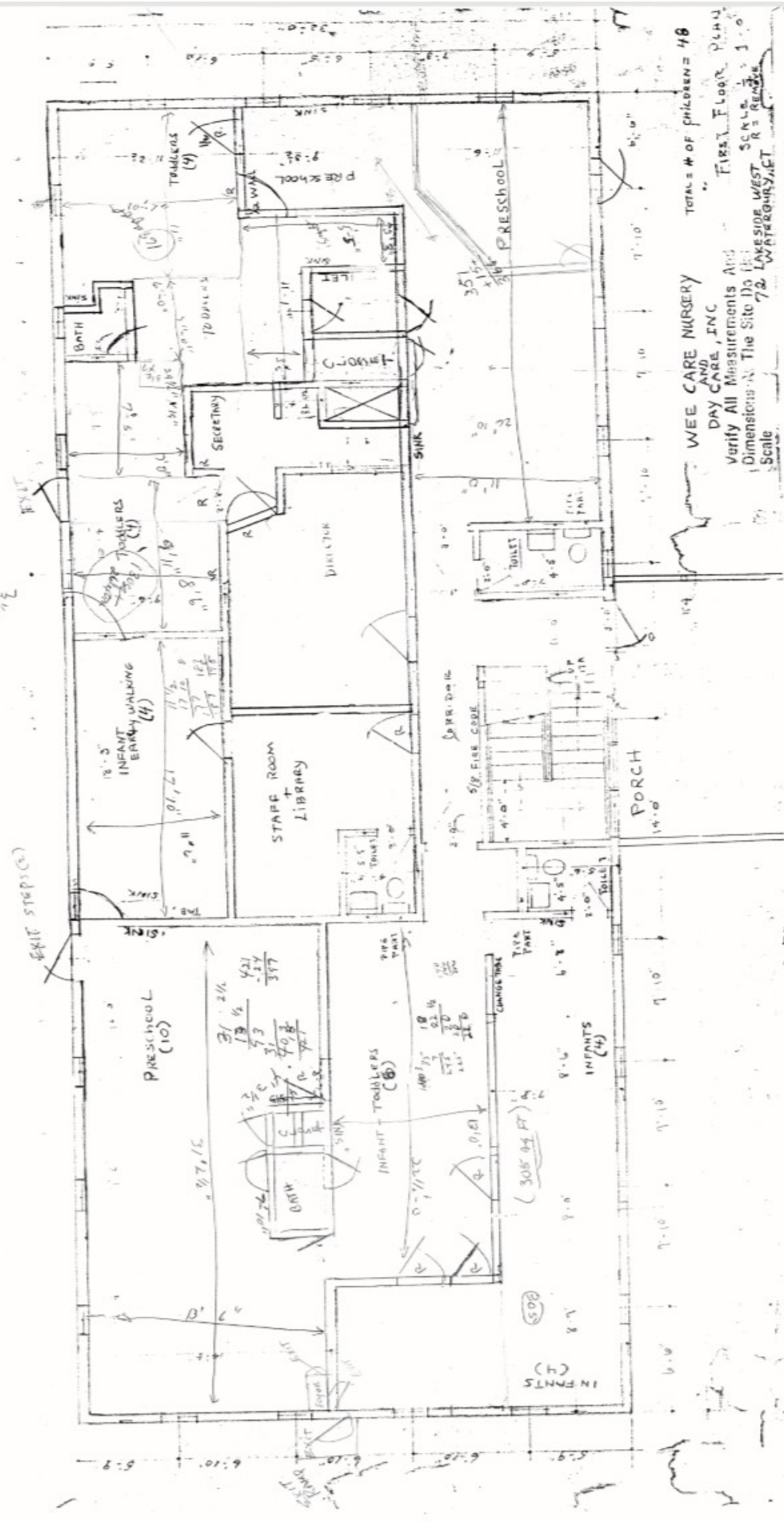
# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



**CONTACT: Michael Grieder or  
BRIAN GODIN**  
E-mail: [Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)  
[BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

$\frac{6.2}{11}$   
 $\frac{5.7}{11}$   
 $\frac{11.9}{22}$   
 $\frac{1.65}{1.90}$   
 $\frac{1.90}{2.94}$



WEE CARE NURSERY AND DAY CARE, INC

TOTAL # OF CHILDREN = 46  
 VERIFY ALL MEASUREMENTS AND DIMENSIONS AT THE SITE DO NOT SCALE  
 SCALE: 1" = 4'-0"

15  
 21  
 27  
 25

66C  
 22  
 67  
 11  
 60  
 24C  
 55  
 1AS  
 74C  
 55

397  
 4  
 324  
 22  
 305  
 4  
 18  
 8.53  
 1774  
 1.88

188  
 64  
 7474  
 351174  
 50  
 2



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1209 Chase Parkway	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,500	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	5,500	Type of Heat	Oil/Forced Hot Air
Ext. Construction	Wood Siding	<b>OTHER</b>	
Ceiling Height		Acres	1.87
Roof	Shingle	Zoning	Multifamily
Date Built	1972	Parking	Ample
		State Route / Distance To...	1/10 mile - I-84
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	Septic - New	Assessment	\$283,210.00
Water	City	Appraisal	\$404,586.00
Heat	Yes	Mill Rate	60.21
Electrical	200 Amps	Taxes	\$17,052.00
		<b>TERMS</b>	
		Sale	\$789,000.00

**CONTACT: Michael Grieder or  
BRIAN GODIN**

**E-mail: Mgrieder.gpb@gmail.com  
BgodinPB@gmail.com**

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