

CONTACT: BRIAN GODIN or MICHAEL GRIEDER

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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: \$345,000.00

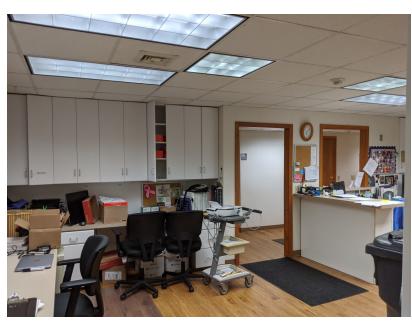
Lease: \$27 PSF Full Gross Includes Utilities. Taxes & Janitorial



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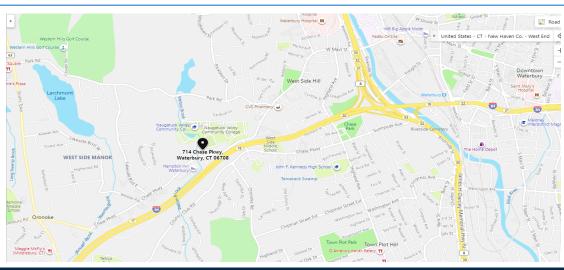
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PROPERTY DATA FORM

PROPERTY ADDRESS	714 Chase Parkway
CITY, STATE	Waterbury, CT 06708

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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	
		Assessment	\$1,312,270.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$1,874,665.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$79,012 x 32% = \$25,284.00
Gas	EverSource	TERMS	
Electrical		Sale	\$345,000.00
		Lease	\$27 PSF Full Gross



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