

**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**



# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



**CONTACT: BRIAN GODIN or MICHAEL GRIEDER**

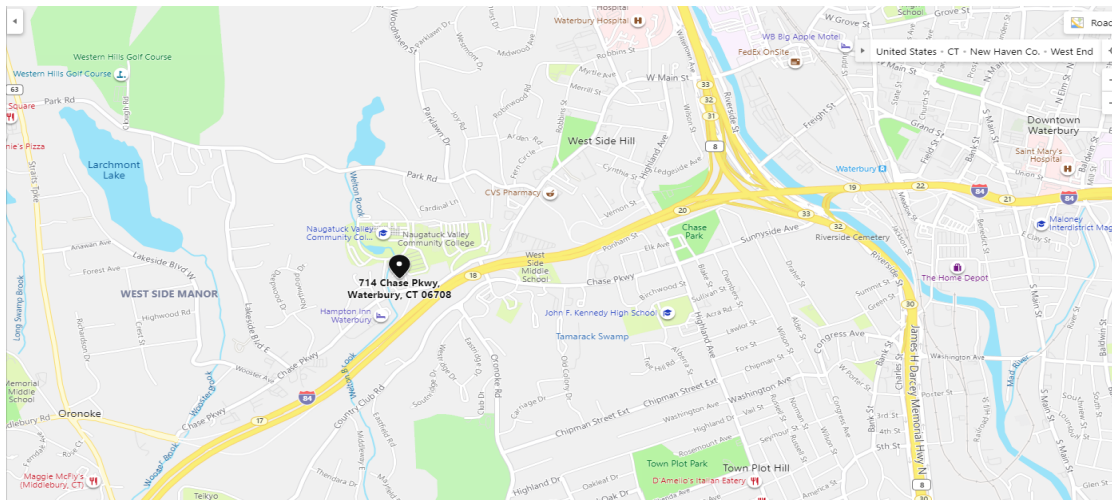
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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>714 Chase Parkway</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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%	<b>OTHER</b>	
	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	<b>TAXES</b>	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
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
		<b>TERMS</b>	
		Sale	\$345,000.00
		Lease	\$27 PSF Full Gross



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