

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: \$250,000.00

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



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



CONTACT: BRIAN GODIN or MICHAEL GRIEDER

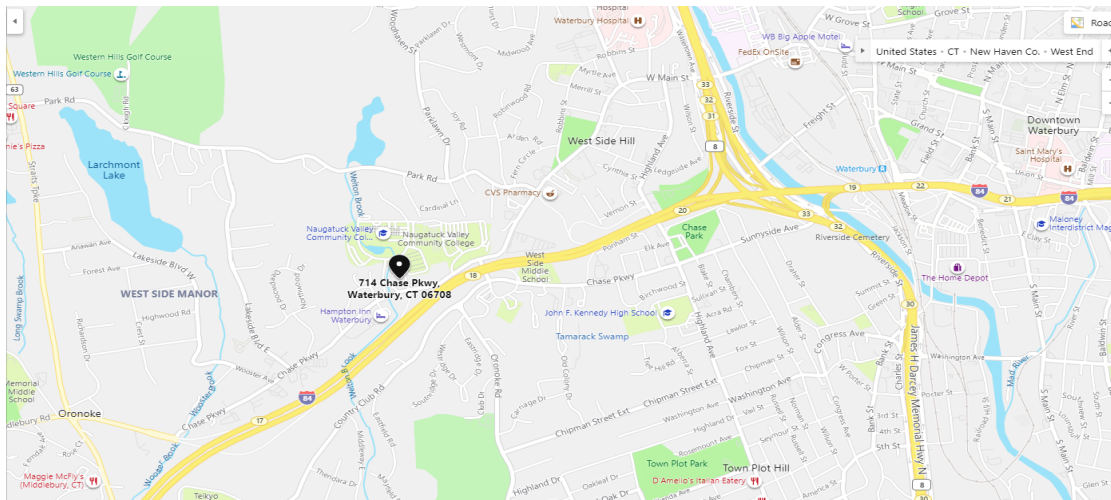
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PROPERTY DATA FORM

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		Assessment	\$1,312,270.00
		Appraisal	\$1,874,665.00
Tenant/Buyer to Verify		Mill Rate	60.21
Sewer	City	Taxes	\$79,012 x 32% = \$25,284.00
Water	City	TERMS	
Gas	EverSource		
Electrical		Sale	\$250,000.00
		Lease	\$27 PSF Full Gross



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