



# FOR LEASE

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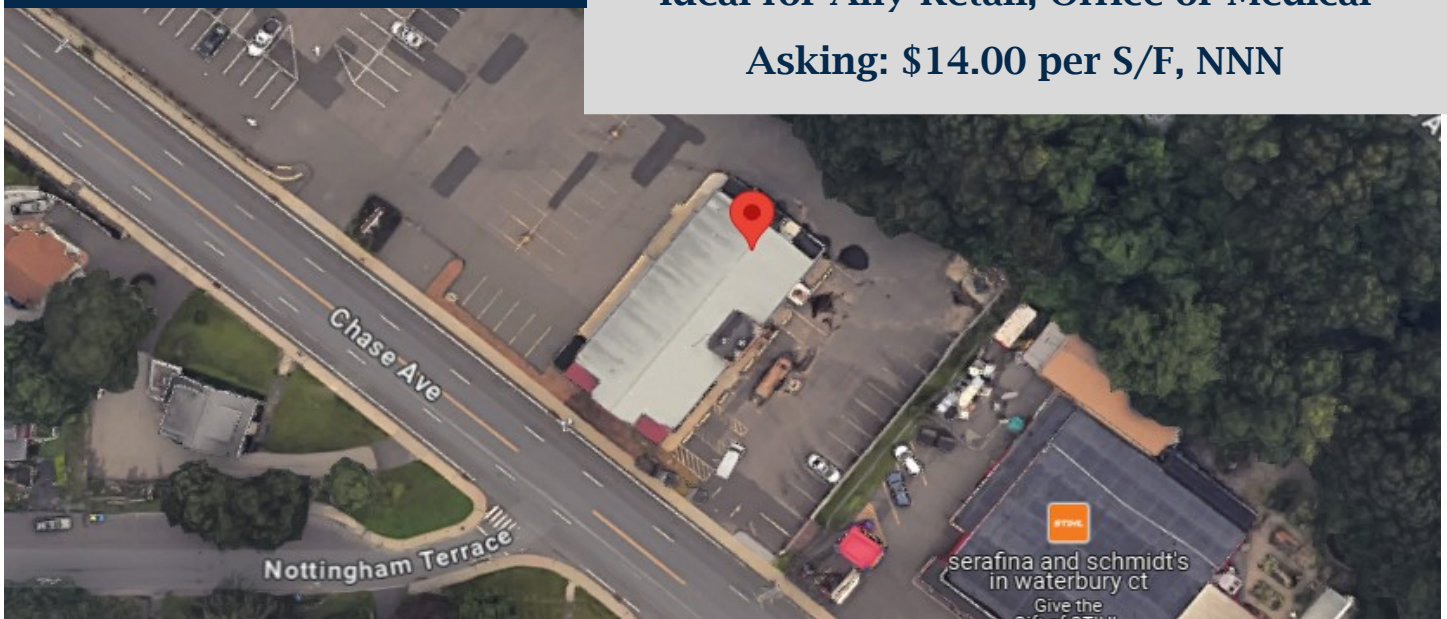
www.GodinPropertyBrokers.com

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



**496 Chase Ave  
Waterbury, CT 06704**

**5,460 +/- Square Feet Retail Building  
Free Standing with Oversized Parking Lot  
Prime Location on Busy Chase Avenue  
CT DOT Traffic Count 22,900 VPD  
Ideal for Any Retail, Office or Medical  
Asking: \$14.00 per S/F, NNN**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

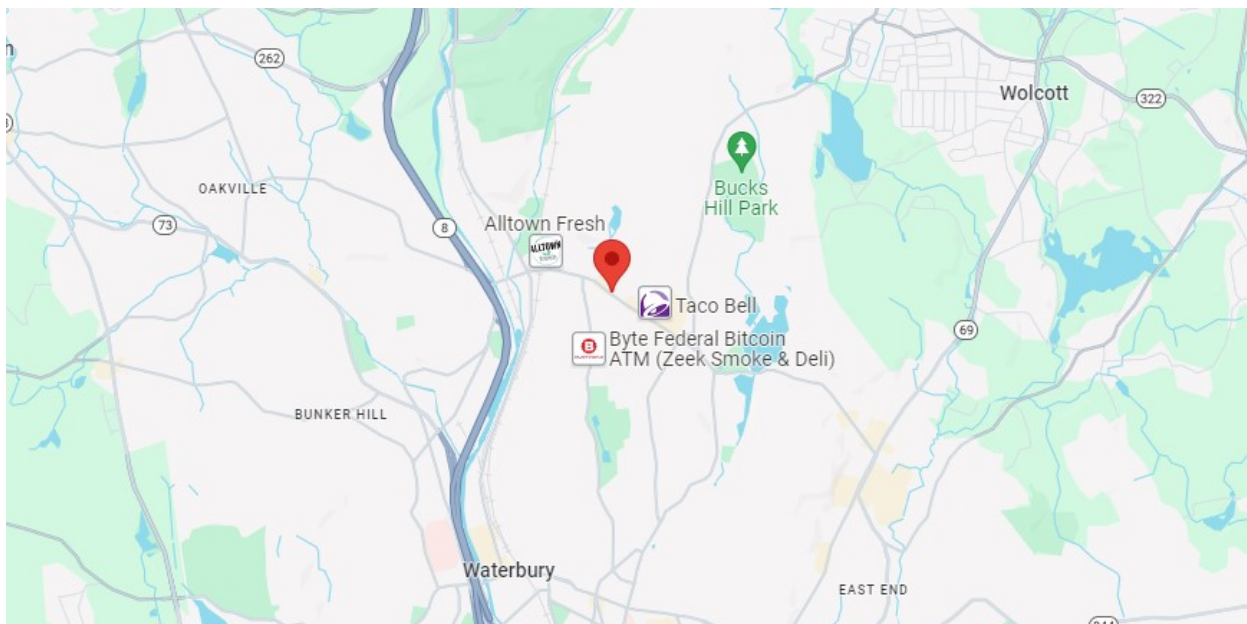
# PROPERTY DATA FORM

PROPERTY ADDRESS	496 Chase Ave
CITY, STATE	Waterbury, CT 06704

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,460 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	5,460 +/-	Type of Heat	Gas
Ext. Construction		<b>OTHER</b>	
Roof		Acres	.92
Date Built	1979	Zoning	CA
Ceiling Height		Parking	Large Parking Lot/Ample
		State Route / Distance To...	Route 8
		<b>TAXES</b>	
		Assessment	\$473,410.00
		Appraisal	\$676,300.00
		Mill Rate	60.21
		Taxes	28,504.01
		<b>TERMS</b>	
		Asking Lease	\$14.00 per S/F, NNN Plus Utilities
		Total Net	\$4.76 PSF

## UTILITIES **Tenant to Verify**

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps



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