

**FOR LEASE**

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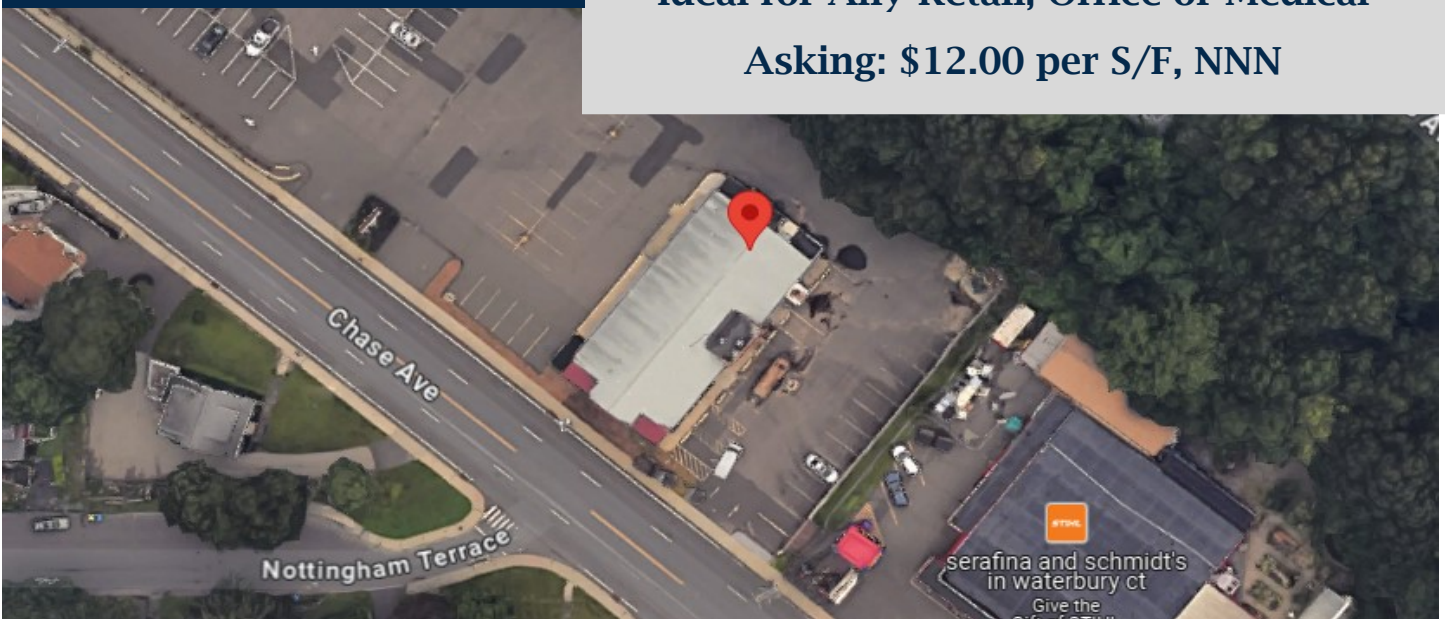
Phone: 203-577-2277 Fax: 203-577-2100



**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: \$12.00 per S/F, NNN**

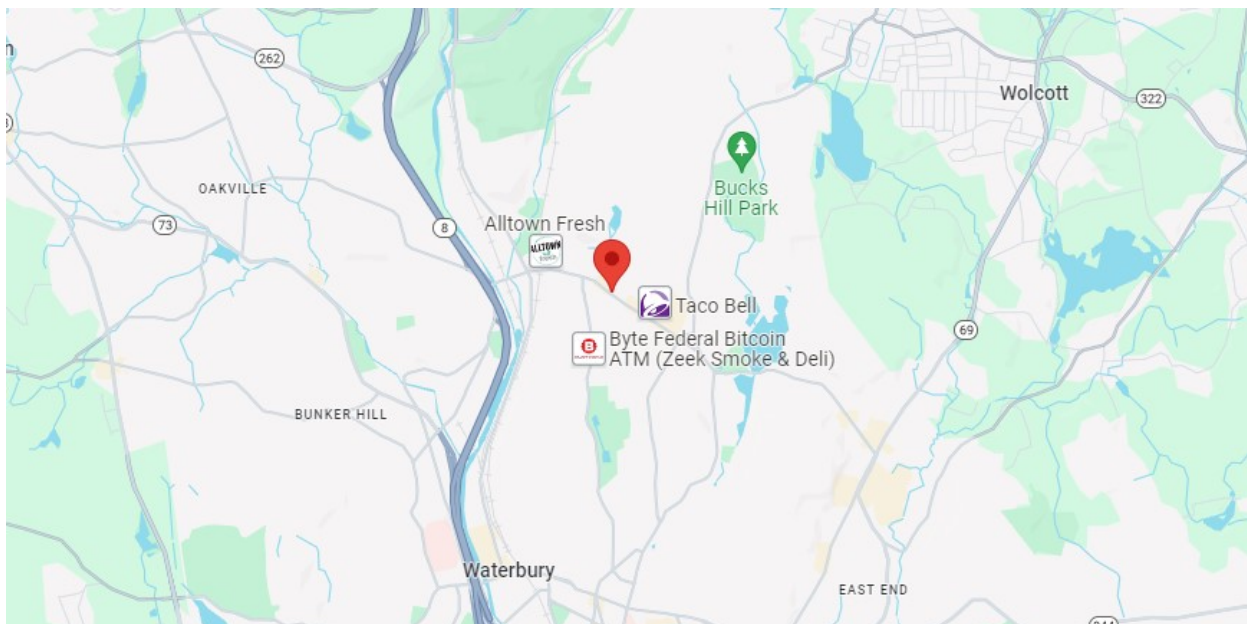


# PROPERTY DATA FORM

**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>UTILITIES</b>		<b>TAXES</b>	
	Tenant to Verify	Assessment	\$473,410.00
Sewer	City	Appraisal	\$676,300.00
Water	City	Mill Rate	60.21
Gas	EverSource	Taxes	28,504.01
Electrical	200 Amps	<b>TERMS</b>	
		Asking Lease	\$12.00 per S/F, NNN Plus Utilities
		Total Net	\$4.76 PSF



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