

FOR SALE

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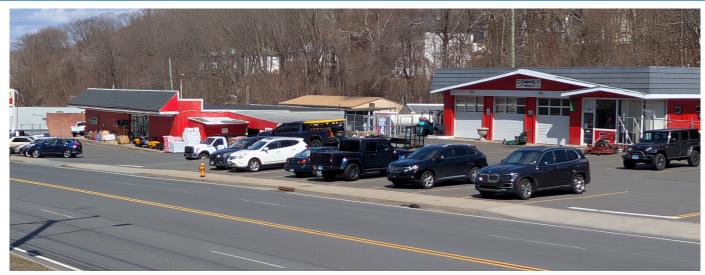
440 & 464 Chase Ave Waterbury, CT 06704 Local Iconic True Value Hardware Store For Sale 70 Year + History in Waterbury Two Retail Buildings: 7,920 +/- S/F Retail Hardware & Garden Center 2,550 +/- S/F Repair Shop Annual Gross Sales \$4,000,000.00+ Includes Real Estate & Business (Inventory Sold Separately)

Asking Price: \$1,500,000.00 Buildings \$1,295,000.00 Business



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 ADDRESS CITY, STATE		440 & 464 Chase Ave Waterbury, CT 06705		
Total S/F	7,920+/-	2,550 +/-	Air Conditioning	Central / Office
Number of floors	1	1	Sprinkler / Type	N/A
Avail S/F	7,920 +/-	2,550 +/-	Type of Heat	Gas/FA / Gas/FA
Office Space			OTHER	
Drive in Doors			Acres	1.39 / .60
Ext. Construction	Block		Zoning	CA / CA
Ceiling Height	11'	11'	Parking	Ample / Ample
Roof	2012		State Route/Distan	ce
Date Built	1959	1965	TAXES	
			Assessment	\$506,940 / \$193,480
UTILITIES			Appraisal	\$724,200 / \$276,400
Sewer	City	City	Mill Rate	49.44
Water	City	City	Taxes	\$26,063.11 / \$9,565.65
Gas	EverSource	Eversource	TERMS	
			Sale: Building	gs \$1,500,000.00
			Busine	ss \$1,295,000.00



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