

# FOR SALE



**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**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	<b>440 &amp; 464 Chase Ave</b>
<b>CITY, STATE</b>	<b>Waterbury, CT 06705</b>

<b>BUILDING INFO</b>	<b>MECHANICAL EQUIP.</b>	<b>7,920+/- S/F / 2,550 +/- S/F</b>
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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

Drive in Doors		
Ext. Construction	Block	
Ceiling Height	11'	11'
Roof	2012	
Date Built	1959	1965

**OTHER**

Acres	1.39 / .60
Zoning	CA / CA
Parking	Ample / Ample
State Route/Distance	

**TAXES**

Assessment	\$506,940 / \$193,480
Appraisal	\$724,200 / \$276,400
Mill Rate	49.44
Taxes	\$26,063.11 / \$9,565.65

**UTILITIES**

Sewer	City	City
Water	City	City
Gas	EverSource	Eversource

**TERMS**

Sale:	Buildings	\$1,500,000.00
	Business	\$1,295,000.00



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# Godin Property Brokers LLC

Commercial / Industrial

