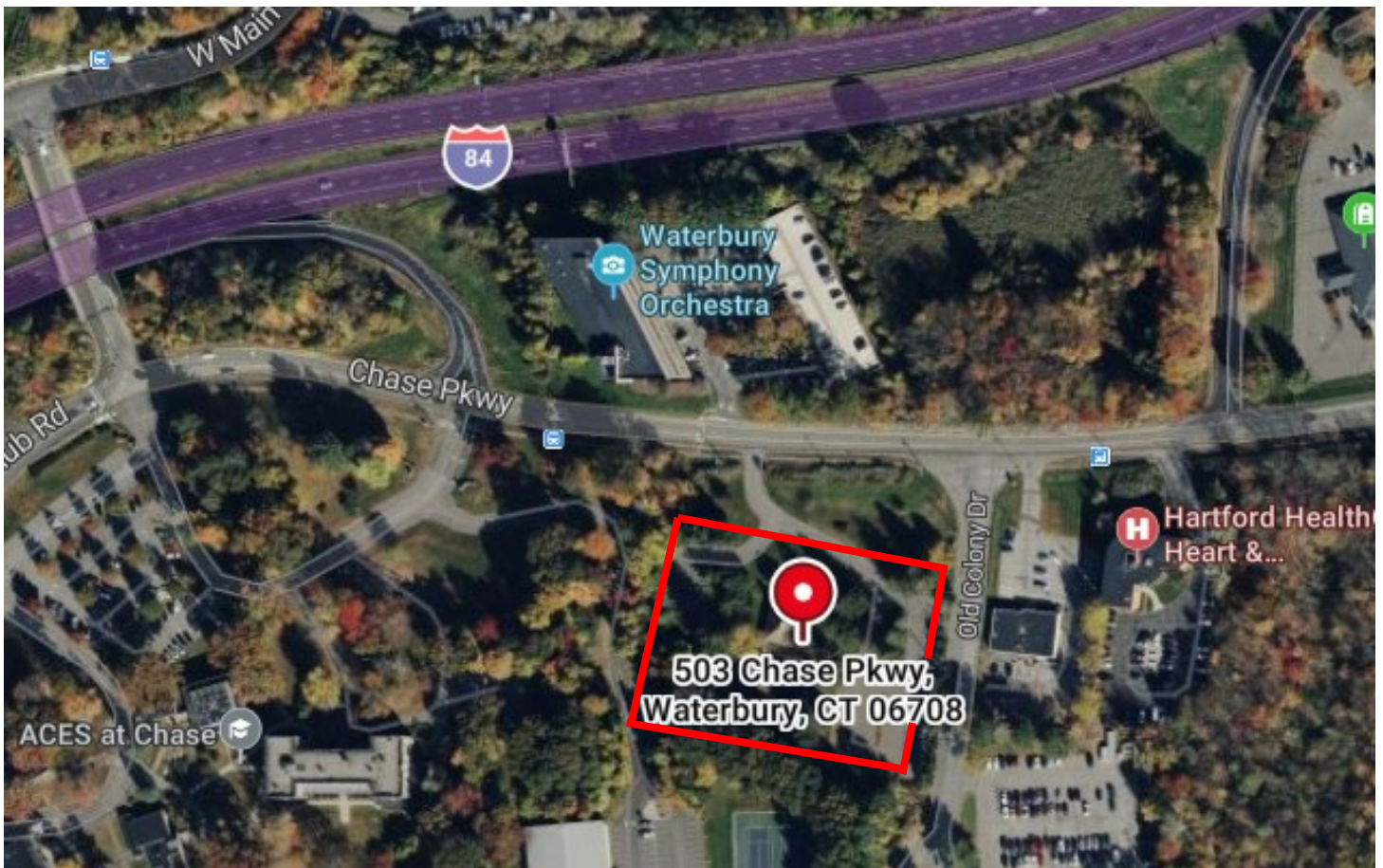


FOR SALE



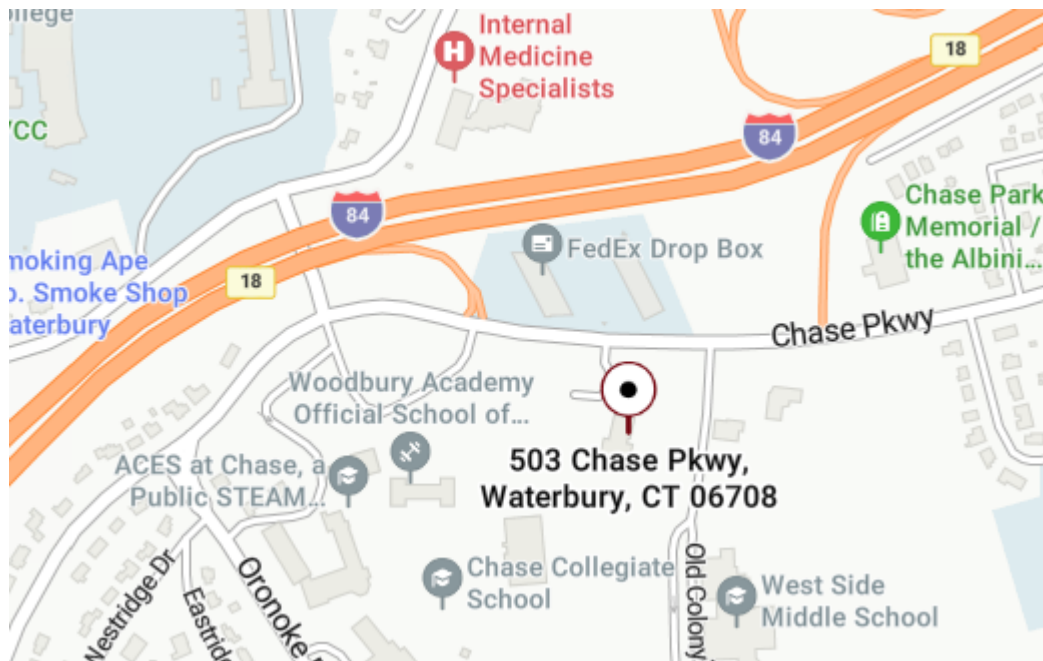
**503 Chase Parkway
Waterbury, CT 06708**

**Outstanding “Potential” Development Site
Highly Visible 2.83 Acres with Immediate Access to I-84
Suitable for a Variety of Uses, Subject to Approvals
Includes an Existing 9,426 +/- S/F Structure (Formerly a Church)
Providing Flexibility for Adaptive Reuse or Redevelopment**

Offered at \$999,995.00

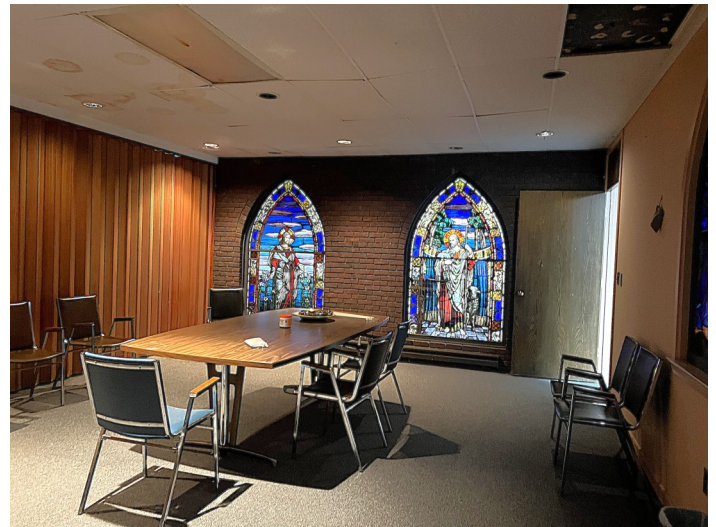
PROPERTY DATA FORM

PROPERTY ADDRESS		503 Chase Parkway	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,426 +/-	Air Conditioning	None
Number of Floors	1	Sprinkler / Type	No
Available S/F	9,426 +/-	Type of Heat	Electric/Baseboard
Office Space	6	OTHER	
		Acres	2.83
		Zoning	RS
Ceiling Height	9' & 20'	Parking	Large Parking Lot
Ext. Construction	Brick	State Route / Distance To.	I-84 Immediate
Roof	Flat-Rubber/Asphalt Shingles	TAXES	
Date Built	1972	Assessment	\$845,600.00
UTILITIES		Appraisal	\$1,208,000.00
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$41,806.64
Gas/Oil	None	TERMS	
Electrical	Eversource	Sale	\$999,995.00
Amps-Volts-Phase	600 Amps		



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.



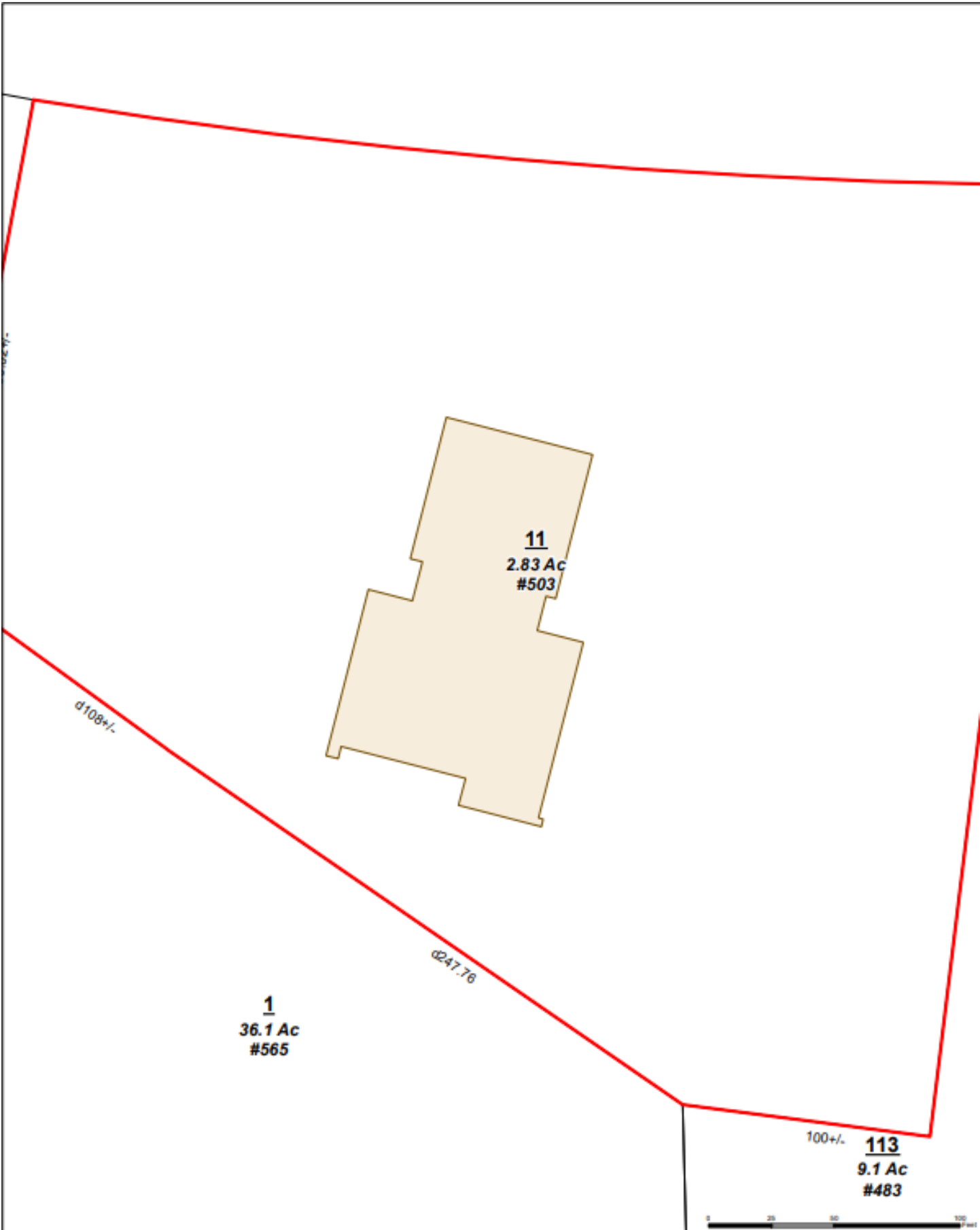




City of Waterbury
Public Works Department

MBL: **0364-0050-0011**
ADDRESS: **503 CHASE PARKWAY**

This map is for informational purposes only and has not been prepared for, or suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.



1
36.1 Ac
#565

11
2.83 Ac
#503

100+/- **113**
9.1 Ac
#483