

# FOR SALE/LEASE



*702 Chase Parkway  
Waterbury, CT 06708*

**Prime Stand-Alone Retail/Restaurant Building**

**Located Just Off I-84 on Busy West Main Street in Waterbury**

**Highly Visible Site**

**Sits Adjacent to Mattatuck Community College**

**& Offers Strong Traffic Counts**

**Commercial/Restaurant Equipment in Place**

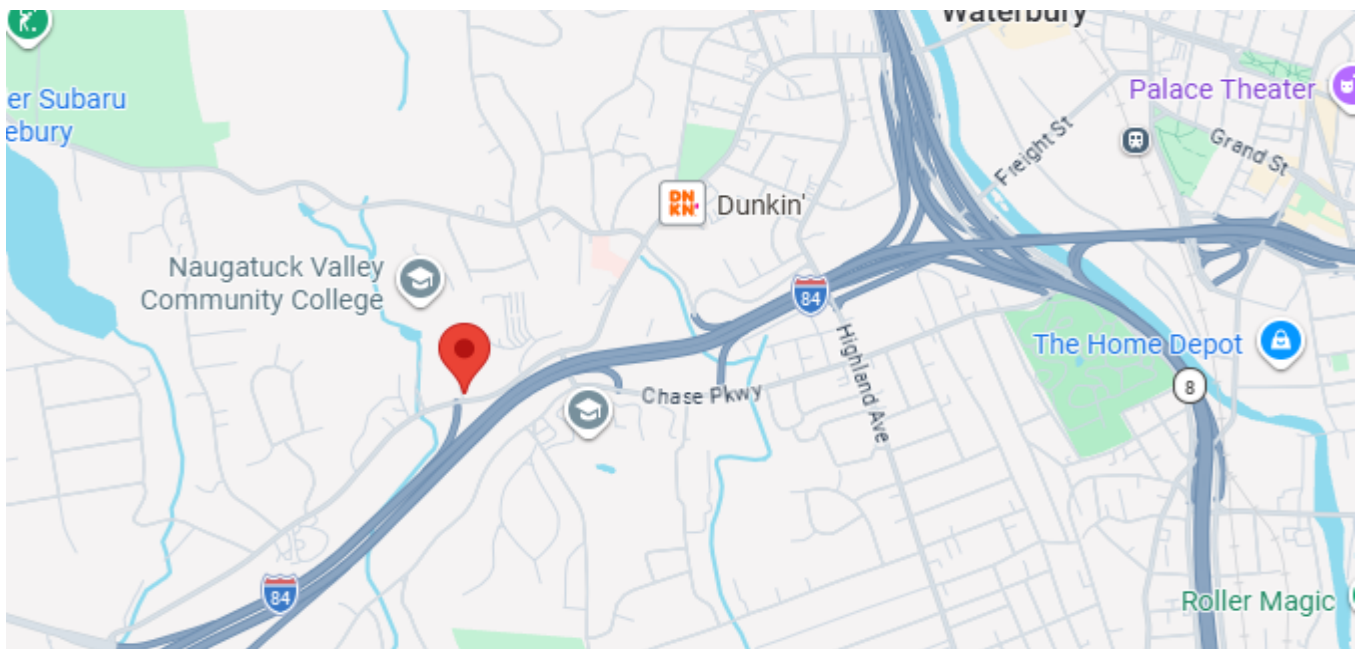
**Ready To Open!!**

**Offered at \$575,000.00**

**Lease \$4,500/mo NNN**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>702 Chase Parkway</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,062 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	2,062 +/-	Type of Heat	FHA
		<b>OTHER</b>	
		Acres	.25
Ext. Construction	Wood Siding	Zoning	Restaurant
Ceiling Height	10'	Parking	Plenty on Site
Roof	Asphalt	State Route / Distance To...	
Date Built	1924/Remodeled 2020	<b>TAXES</b>	
	2022	Assessment	\$162,470.00
<b>UTILITIES</b>		Appraisal	\$232,100.00
	<b>Tenant/Buyer to Verify</b>	Mill Rate	44.98
Sewer	City	Taxes	\$7,307.90
Water	City	<b>TERMS</b>	
Gas/Oil	Gas	Sale	\$575,000.00
Electric		Lease	\$4,500 monthly NNN
Amps			



## Equipment List

**One (1) Type 1 Hood, 11'**

**Two (2) Fryolators, 40lbs**

**One (1) Charbroiler, 36"**

**One (1) Flattop, 36"**

**One (1) Stovetop, 4 burners, 24"**

**One (1) Chef's Base, 60"**

**One (1) Bain Marie, 60" or 72"**

**One (1) Upright Freezer**

**Two (2) NSF Prep Tables**

**One (1) Walk-in Cooler**

**One (1) Walk-in Freezer, Box Only**

**Four (4) Tables, Sixteen (16) Chairs**



**City of Waterbury**  
Public Works Department

MBL: **0339-0065-0003**  
ADDRESS: **702 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.*





