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# FOR SALE

**1219 Chase Parkway  
Waterbury, CT**



**1,550 S/F Investment Property  
Three residential tenants  
Retail/Office Potential  
.97 Acres of RS Zoning  
High visibility with easy I-84 access  
Traffic count Dot 2017 19,500 vehicles daily**

**Sale asking: \$229,000.00**

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# PROPERTY DATA FORM

PROPERTY ADDRESS		1219 Chase Parkway	
CITY, STATE		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,500 +/-	Air Conditioning	Wall unit
Number of floors	2	Sprinkler / Type	
Avail S/F	1,500 +/-	Type of Heat	Gas/ baseboard hot water
		<b>OTHER</b>	
Ext. Construction		Zoning	RS
Ceiling Height		Parking	Ample
Roof		Total acres	.97
Date Built	1940	<b>TAXES</b>	
		Assessment	\$86,270.00
		Mill Rate	60.21
		Taxes	\$4,999.24
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Septic	Sale price	\$285,000.00
Water	City		
Gas	Gas		
Electrical	100 Amps		

**Current Income: \$34,500.00 ( \$2,875 mo. X 12 )**

**Expenses:**

Utilities: \$4,422.61

Snow plow and lawn \$1,000.16

Taxes \$4,999.24

Insurance \$3,000.00

**Total Expenses: \$13,422.01**

**NOI: \$21,077.99**

**CAP Rate: 9.2**