

FOR SALE

**1209 Chase Parkway
Waterbury, CT 06708**



- **5,496 S/F +/- 2 story free standing building**
- **Approved as a 7 unit apartment building.**
- **Wet sprinkler system installed**
- **Potential to remain as an office building or retail site**
- **Excellent access to I-84 Exit 17 / DOT Chase Parkway expansion**
- **Commercial Zoned**

Reduced Sales Price: \$699,000.00



MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

**CONTACT: GERRY MATTHEWS
Email: gdmattthews@snet.net**

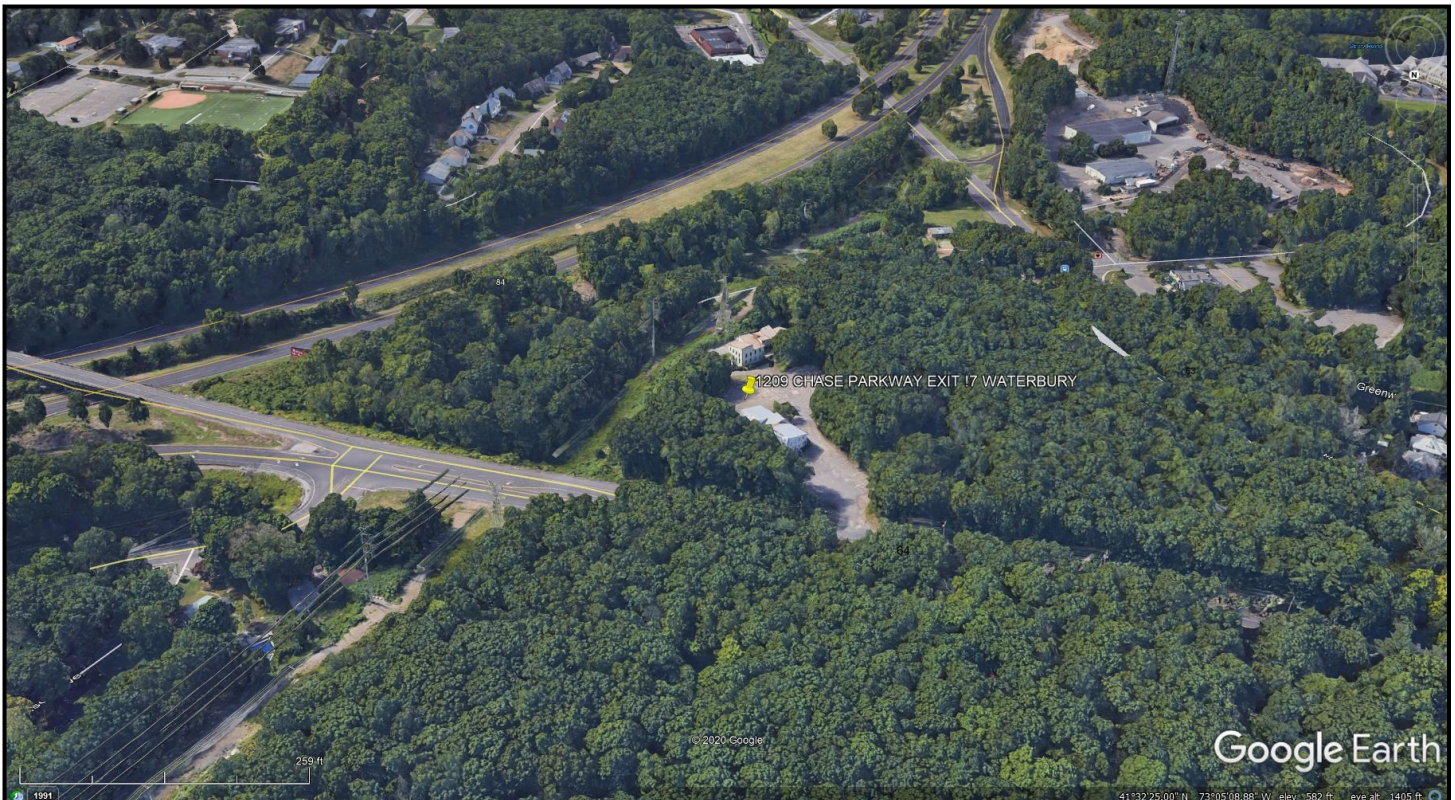
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	1209 Chase Parkway		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO			
Total S/F	5,496 s/f	MECHANICAL EQUIP	
Number of floors	2	Air conditioning	Yes
Avail S/F	5,496 s/f	Sprinkler / Type	Wet
Exterior construction	Wood	Type of heat	Oil - Hot Air
Interior construction		TAXES	
Ceiling height		Assessment	\$283,703.52
Roof	Rubber/asphalt	Mill rate	60.21
Date built	1972	Tax	\$17,081.79
UTILITIES			
Sewer	Septic	OTHER	
Water	City	Total acres	1.87
Gas on street	Eversource	Zoning	Commercial
Electric	Eversource	Parking	Ample
		Interstate / distance to	I-84 / Abutting
		State Route / distance to	Route 8 / 2 miles
TERMS			
		Sale price	\$699,000.00

COMMENTS:

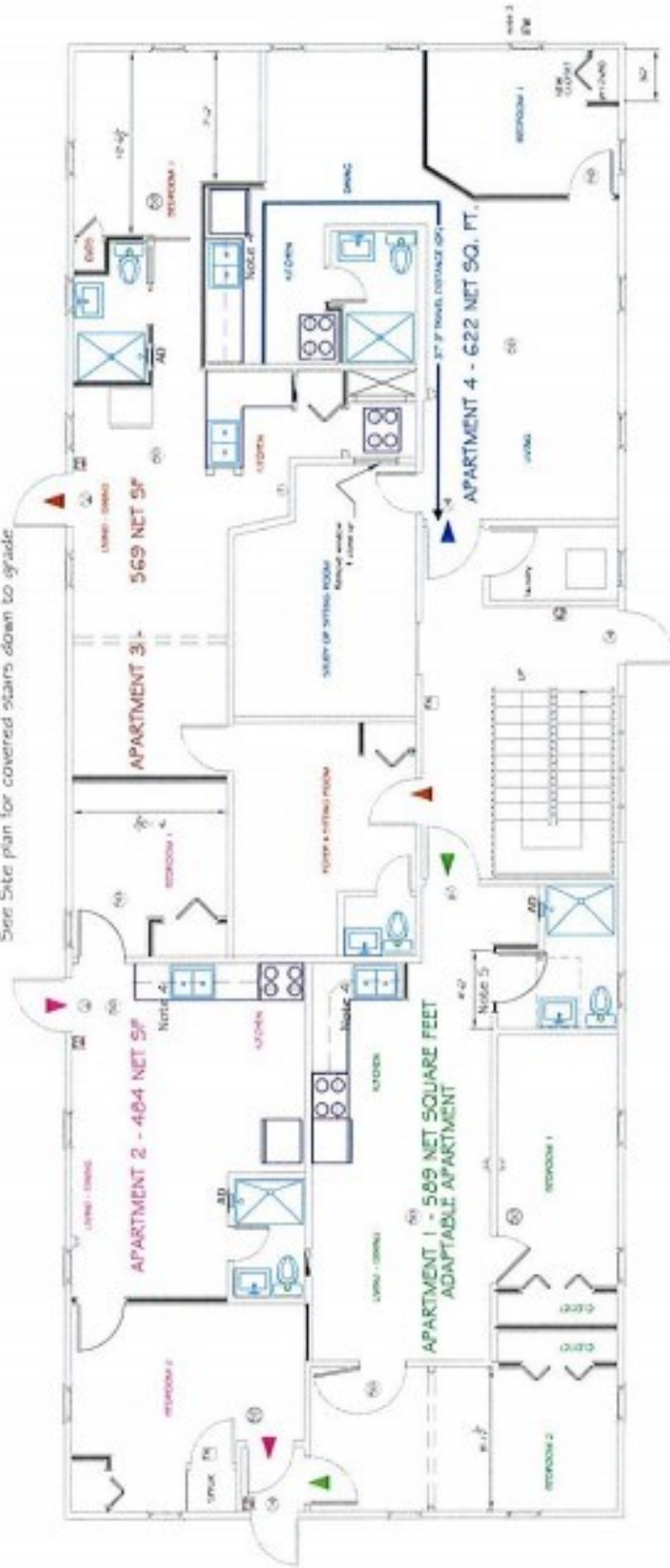
This Site is a Prime Location for Development. Located on the Middlebury Town Line with direct access to I-84, Exit 17. Can be used as a 7-Unit apartment building / retail or office



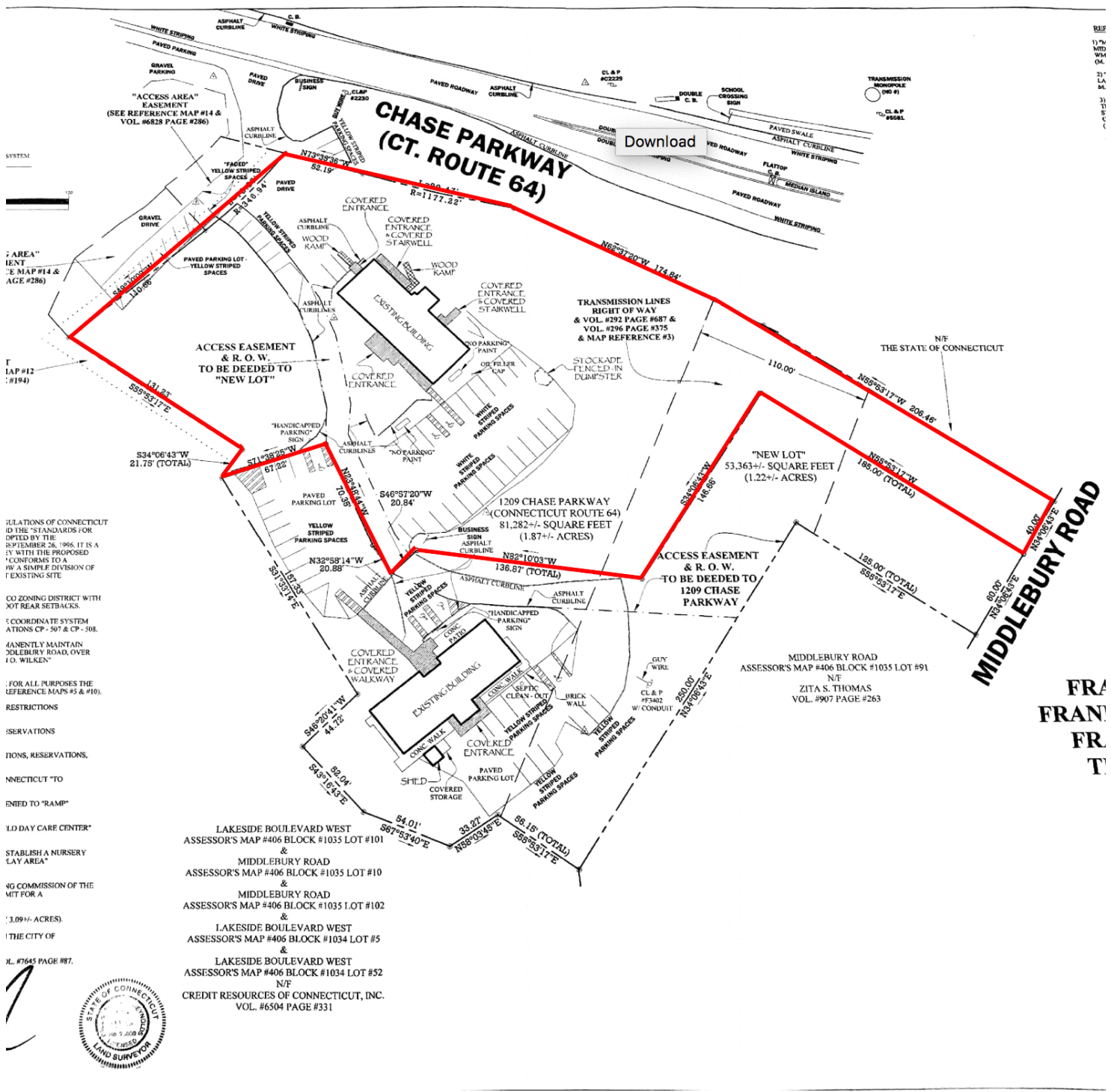
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MATTHEWS COMMERCIAL PROPERTIES
203-753-5800 **FAX 203-574-3875**

See Site plan for covered stairs down to grade



REF
1) 7'
MID
W4
04.
2)
LA
3)
T
E
C



Download

SYSTEM
130'
"AREA"
EASIMENT
E MAP #14 &
AGE #286)
MAP #12
#194)

REGULATIONS OF CONNECTICUT
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OPTED BY THE
SEPTEMBER 26, 1966. IT IS A
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EXISTING SITE
GO ZONING DISTRICT WITH
NOT REAR SETBACKS.
COORDINATE SYSTEM
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ANENTLY MAINTAIN
OLEBURY ROAD, OVER
O. WILKEN"
FOR ALL PURPOSES THE
REFERENCE MAPS #5 & #10.
RESTRICTIONS
SERVATIONS
IONS, RESERVATIONS,
CONNECTICUT TO
ENTED TO "RAMP"
LD DAY CARE CENTER"
ESTABLISH A NURSERY
LAY AREA"
AG COMMISSION OF THE
MIT FOR A
3.09 +/- ACRES)
THE CITY OF
L. #7645 PAGE #87.

LAKESIDE BOULEVARD WEST
ASSESSOR'S MAP #406 BLOCK #1035 LOT #101
&
MIDDLEBURY ROAD
ASSESSOR'S MAP #406 BLOCK #1035 LOT #10
&
MIDDLEBURY ROAD
ASSESSOR'S MAP #406 BLOCK #1035 LOT #102
&
LAKESIDE BOULEVARD WEST
ASSESSOR'S MAP #406 BLOCK #1034 LOT #5
&
LAKESIDE BOULEVARD WEST
ASSESSOR'S MAP #406 BLOCK #1034 LOT #52
N/F
CREDIT RESOURCES OF CONNECTICUT, INC.
VOL. #6504 PAGE #331

MIDDLEBURY ROAD
ASSESSOR'S MAP #406 BLOCK #1035 LOT #91
N/F
ZITA S. THOMAS
VOL. #907 PAGE #263

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