

FOR LEASE/SALE

37 Chase Avenue, Waterbury, CT 06704



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a retail car dealership for lease / sale located 37 Chase Avenue located in Waterbury, CT - Includes Dealer's License.

PROPERTY FEATURES

- Two Bay Garage with Two Lifts
- Security System
- Two Offices / Waiting Area
- High Traffic Count - 18,200 vehicles per day

LEASE RATE / SALE PRICE

- \$5,500.00 Per Month Plus Utilities / Taxes
- Sale Price - \$1,500,000

NICK LONGO

Cell: 203.578.0208 - Office: 203.753.5800

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Email: neegall@aol.com

Matthewscommercial.com - [Click Here for Our Website](#)

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MATTHEWS COMMERCIAL PROPERTIES

BUILDING

Total Available SF	1,736 SF+/-
Number of Floors	1
Office Space	27x27 = 730 SF+/-
Roof	Rubber
Year Built	1958
Ceiling Height	8' - 15'
Available Overhead Door	(2) 12'x10'
Parking	Off-Street
Zoning	CA

PROPERTY

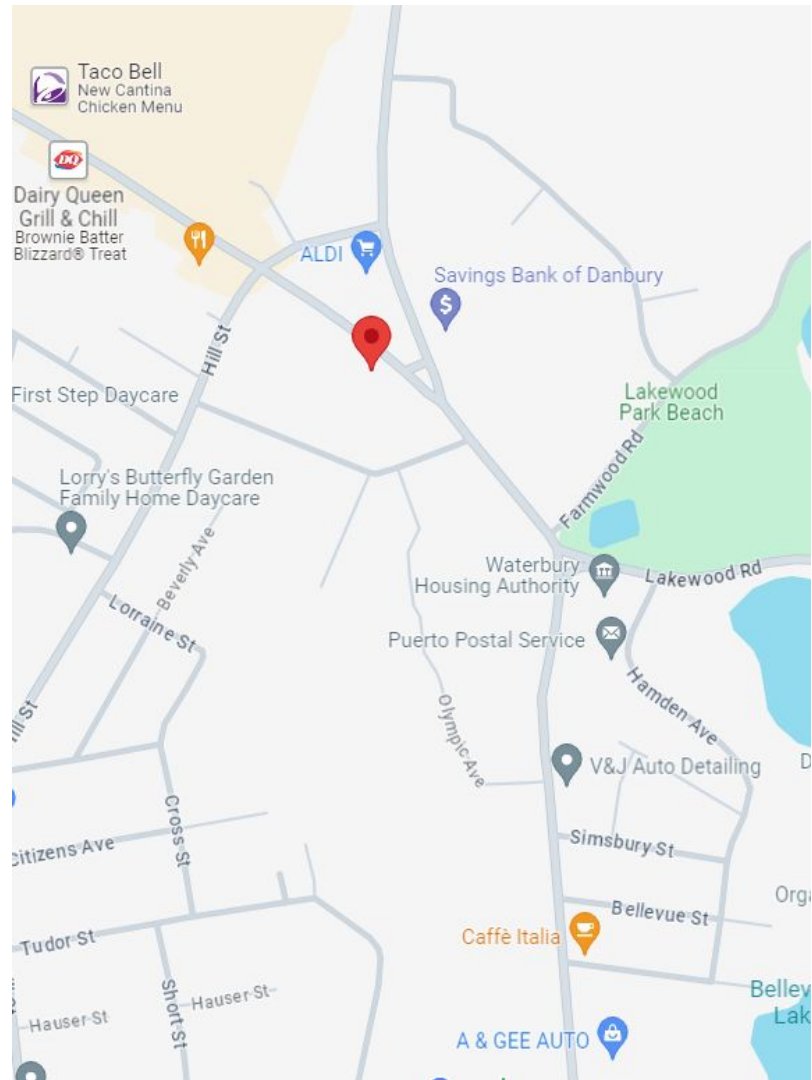
Lot Size	1 +/- Acres
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MECHANICALS & UTILITIES

Heat Source/ Type	Oil/Office - Propane/Garage
A/C	Window
Electric	200 Amp, Volts 208, Phase 3PH
Sewer	City
Water	City

TAXES

Assessment	\$198,380.00
Mill Rate	44.98
Annual Taxes	\$8,933 / Year
Lease Rate	\$5,500.00 Per Month Plus Utilities and Taxes



NNN includes:

- Real Estate Taxes - \$8,923

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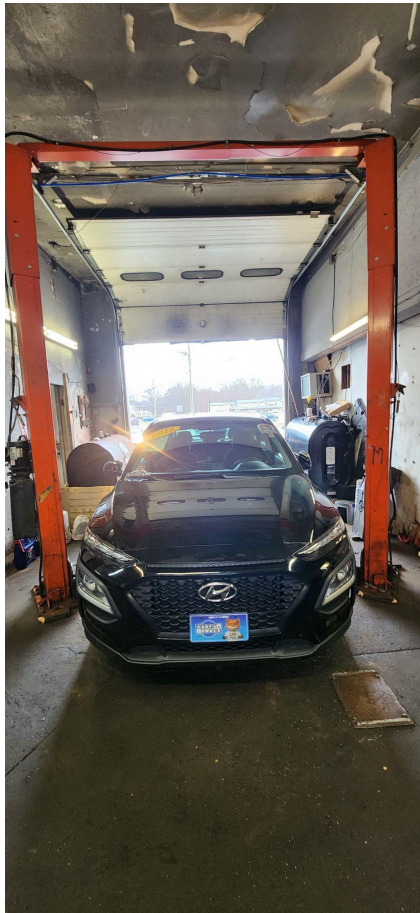
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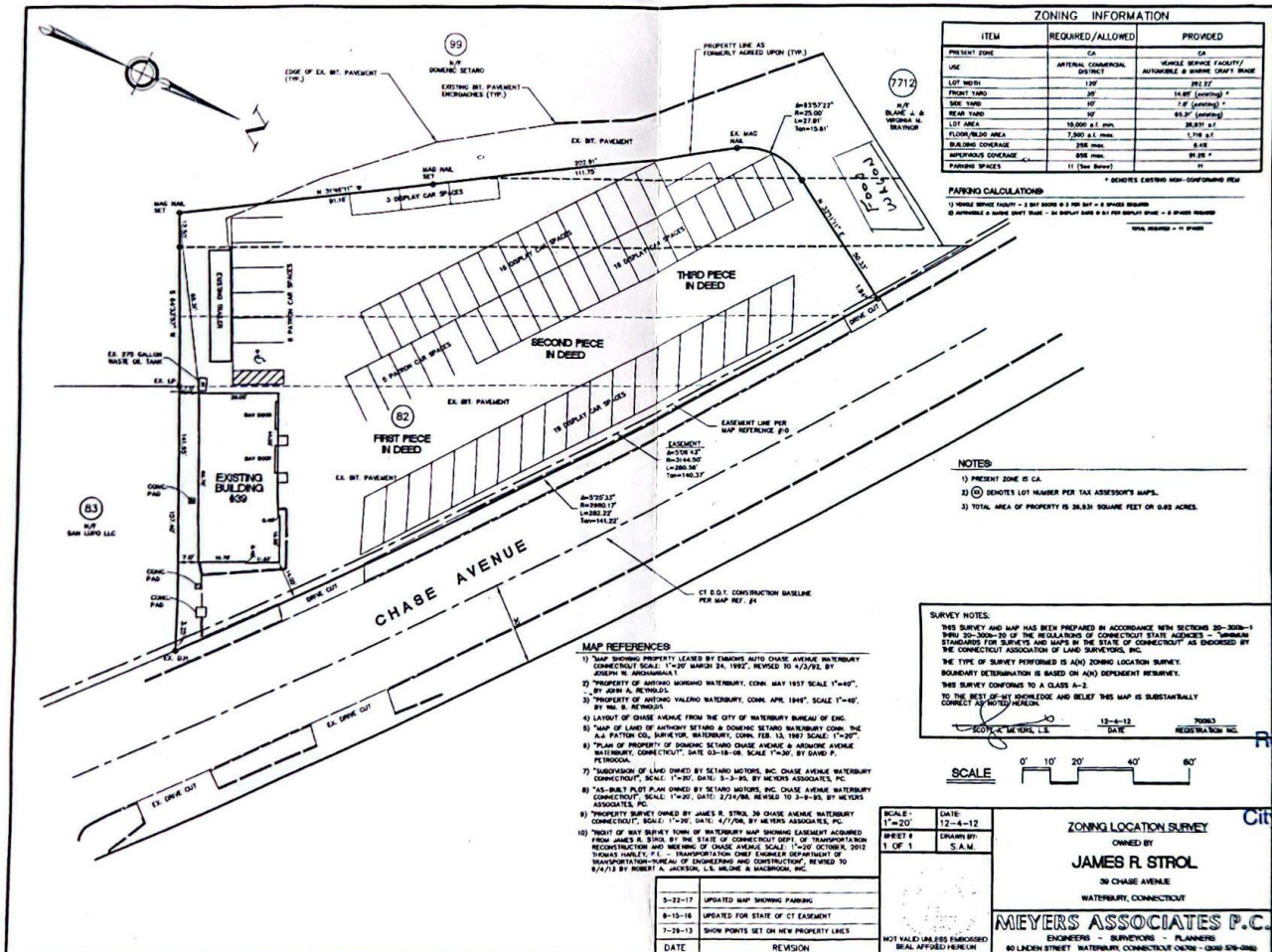
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Received by
JUL 13 2023
City Plan Dept.

CS Scanned with CamScanner

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