

FOR LEASE

37 Chase Avenue, Waterbury, CT 06704

MATTHEWS COMMERCIAL PROPERTIES



- **Retail Car Dealership for Lease**
- **Two Bay Garage with 2 Lifts**
- **Security System**
- **2 Offices / Waiting Area**
- **High Traffic Count - 18,200 vehicles per day**

LEASE RATE: \$5,000.00 Per Month Plus NNN

Contact:

NICK LONGO / neegall@aol.com

Cell: 203.578.0208 / Office 203.753.5800

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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

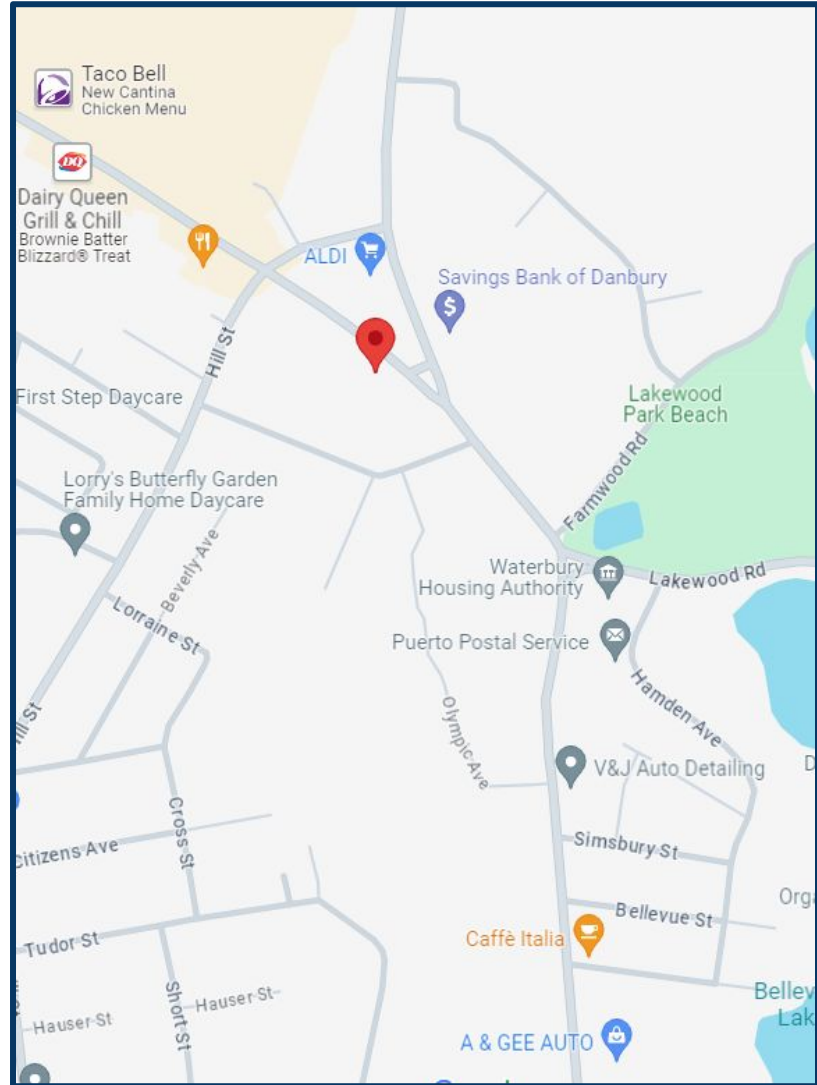
Lot Size	0.60 Acres
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MECHANICALS & UTILITIES

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	55.5
Annual Taxes	\$11,010.00/Year
Lease Rate	\$5,000.00 per month plus NNN



NNN includes:

- Real Estate Taxes - \$11,010.00 per year
- Insurance - \$10,800.00 per year
- Sewer/Water - \$600.00 per year (approximately)

Per Year = \$22,410.00

Per Month = \$1,867.50

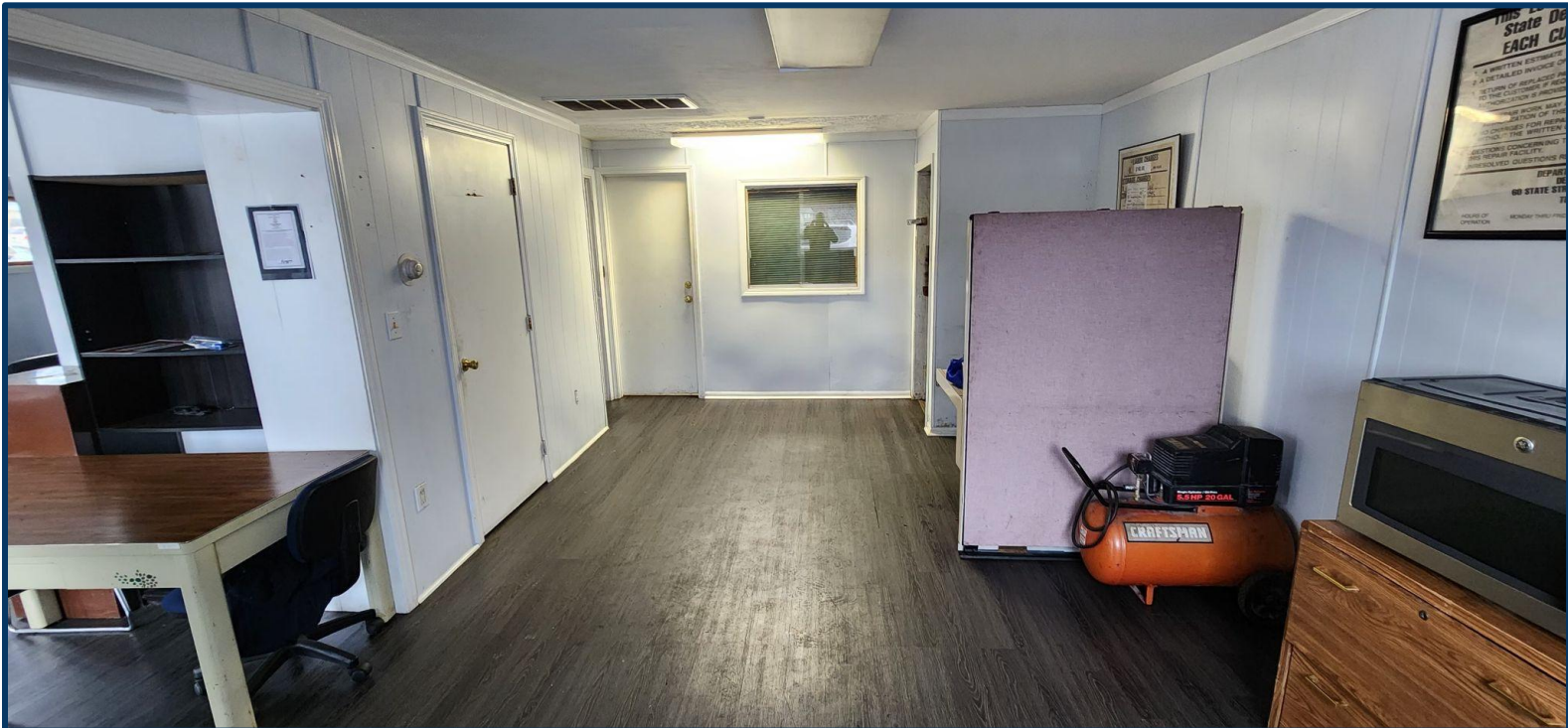
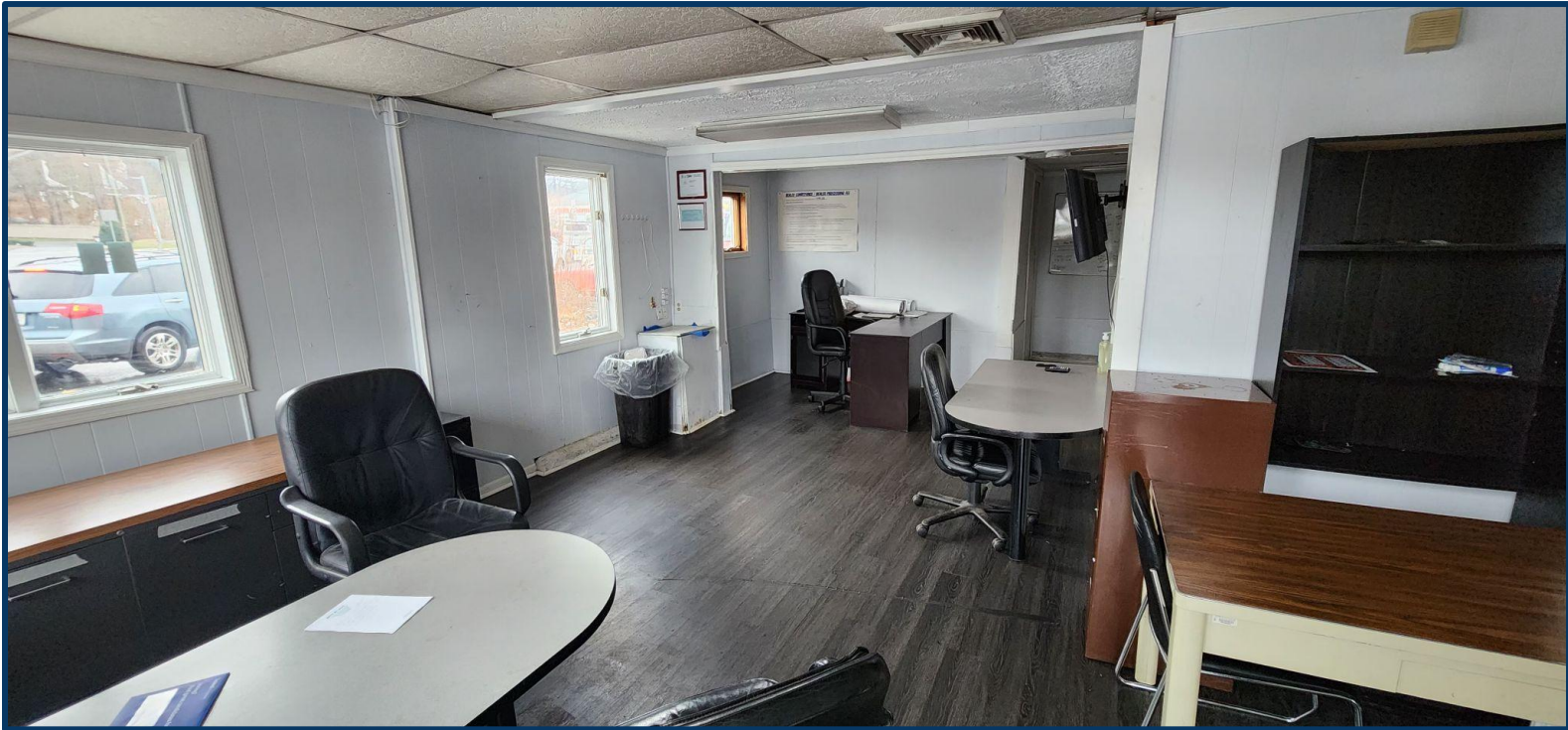
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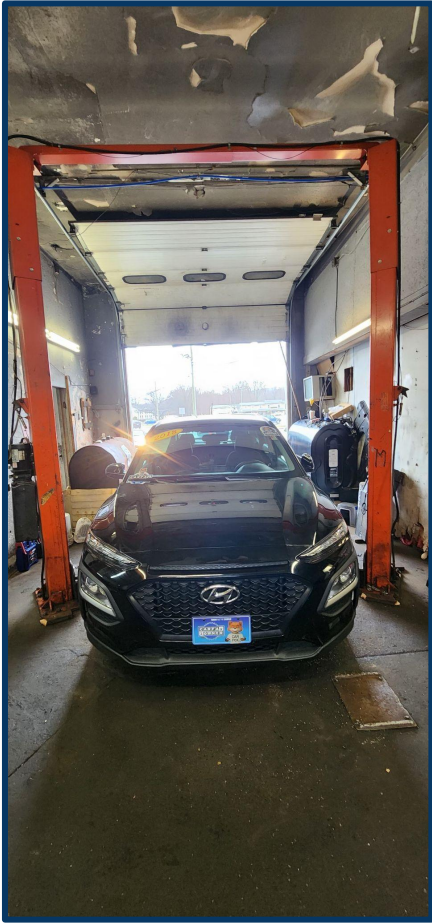
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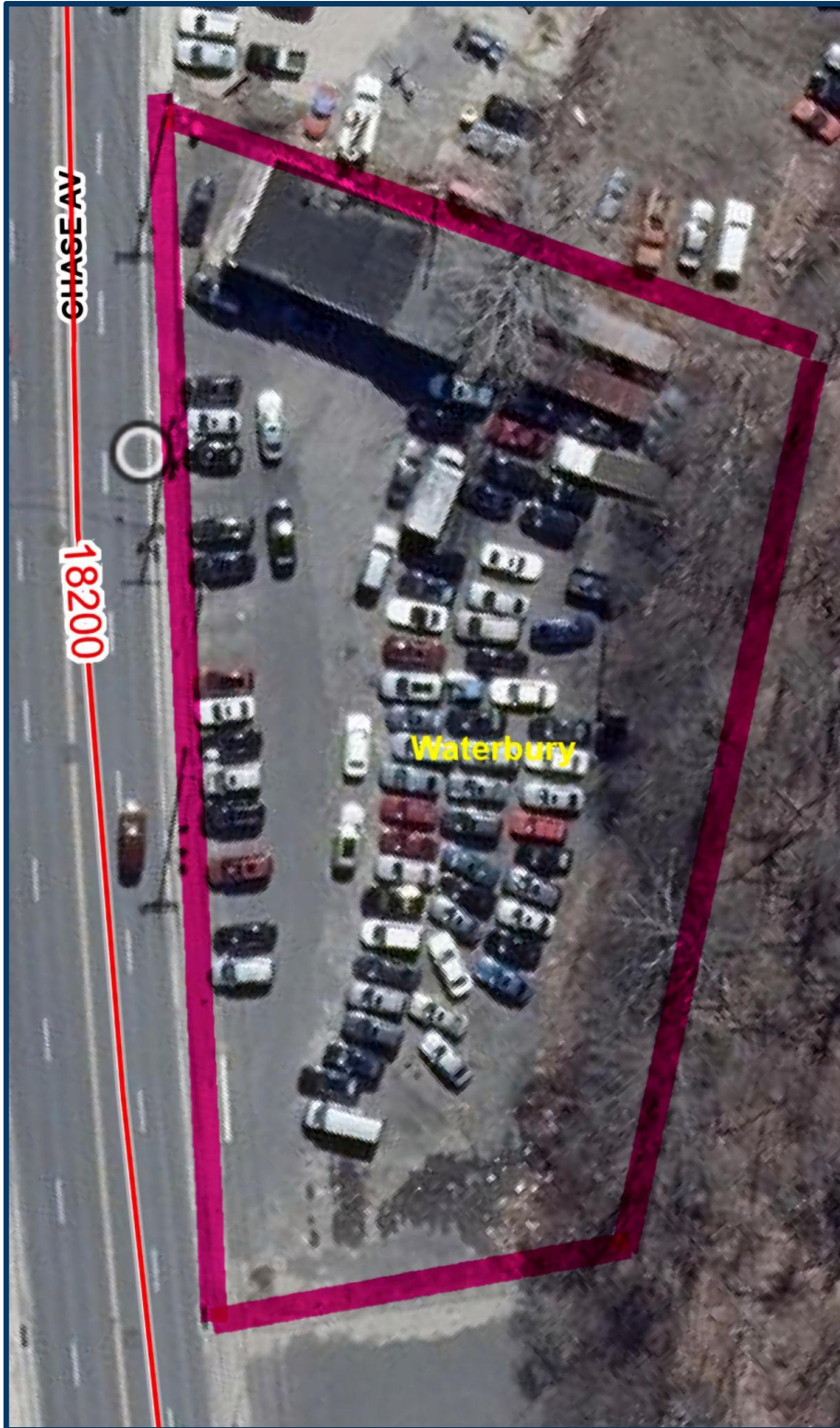


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