

714 Chase ParkwayWaterbury, Connecticut2 Office Units - 1,080 SFFor Lease or For Sale

## **Contact: John Famiglietti**

Phone: 203-596-7777 www.commercial-re.com PO Box 830 Middlebury, CT, 06762



FOR SALE \$90,000 (each) or FOR LEASE \$25 Gross (\$2,250.00 monthly) Ideal Location right off I-84 exit 17 Currently 100% Medical (Professional Offices allowed with ownership approval) 1,080 SF handicap accessible

Located in front of NVCC directly across from I-84 entrance ramp heading West

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Units equal 9% Interest in total building (1,240,50 SF) units size 1,080 sf Rent includes (Taxes, Heat, Electric, CAM,) and interior cleaning 2 times per week & Trash removal (non-hazardous)