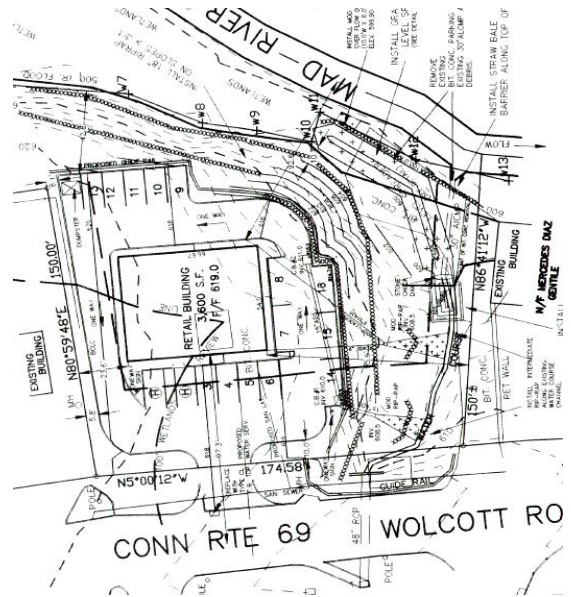




COMMERCIAL CONNECTION
Real Estate Services

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NAME OF BUILDING OR SITE Wolcott Road Land

TOWN Wolcott ST. & NO. Wolcott Road (Map Lot: 114 / 1 / 151D) ZIP 06716

DESCRIPTION Plans show a previously approved 3,600 S.F. Retail Building with 16 spaces on Rt. 69

WILL DIVIDE _____ PRESENT USES Vacant POTENTIAL USES _____

BUILDING _____ **MECHANICAL EQUIPMENT** _____ **LAND** _____

FLOORS _____ Heat Type _____ Acres 3.74 +/-
 SF Ceiling _____ Elev. _____ Zoning GC
 A/C Office _____

1st fl. _____
 Total SF bldg. _____
 Type Const. _____
 Colum spacing _____
 Yr. built _____
 No. O/H doors _____
 Truck docks _____
 Parking _____
 Expansion _____

TERMS

Sale Price \$100,000
 Lease Price \$TBD NNN

UTILITIES

Water: Municipal _____ Well _____
 Electric: Amp. _____ Phase _____
 Gas: _____
 Sewer: Sanitary _____ Septic _____

Tenant Pays:

Insurance _____
 Heat _____
 Water _____
 A/C _____
 Electric _____
 Taxes _____

ASSESSMENT: _____ **REMARKS:** Plans show 3,600 SF Building with 16 spaces

Land: _____
 Improvements: _____
 Total: \$103,080

Mill Rate: 25.91
 Taxes: \$2,670

AGENT: JAMES URIANO
203-410- 6279

TRANSPORTATION

Highway Visibility _____
 Interstate Highway _____
 Exit _____
 State Rt. Rt. 69
 RR Siding _____

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

