





399 WOLCOTT ROAD, WOLCOTT, CT 06716

**\$499,900**

 0  2,382 SQFT

## AMENITIES

High-Visibility, High-Return Opportunity available with this legacy property on one of the region's most traveled thoroughfares, with an approximate impressive 30,000-40,000 vehicles passing daily. Once a neighborhood landmark for over 70 years until it recently became a private event space, this

versatile space now awaits its next chapter. Set on nearly an acre, the property combines timeless presence and modern potential, featuring a two-story building with a finished basement, 25 on-site parking spaces with expansion potential and infrastructure with central heat, ready for adaptation. Ductwork is in place to add central air. Newer furnace installed within past 6 years. The high-visibility setting positions your venture for immediate recognition and long-term success. Whether reimagined as a sophisticated restaurant and lounge, a dynamic 2 story entertainment destination, or a mixed-use investment blending residential and commercial, this property provides the foundation for enduring value and exceptional returns. Buyer to do due diligence on the proposed use or upper level returning to a residential unit. Seize the chance to secure a prominent asset in a thriving corridor-where opportunity meets legacy. Schedule a showing today & begin your new business venture!



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