

**1129 Route 169, Woodstock, CT 06281**

List Price: **\$2,390,000**

Status: **Active**

Last Update: **08/14/2023**

Orig. List Price: **\$2,390,000**

County: **Windham**

Days On Market: **1**

MLS#: **170587074**

**Commercial For Sale**

Sub Property Type(s): **Investment, Other**



Recent: **08/14/2023 : NEW**

 Walkscore is: **-- 8**

Car-Dependent - Almost all errands require a car.

**Description of the Property Containing the Space For Sale**

Potential Short Sale:	<b>No</b>				
Location:	<b>Suburban</b>		Fronts On:	<b>State Road</b>	
Acres:	<b>3.00</b>	In Flood Zone:	Elevation Certificate:		
Zoning:	<b>0</b>		Conforming Use:		
Year Built:	<b>1900</b>	Number of Units:	<b>1</b>	Number of Tenants:	
Property Tax:	<b>\$9,121</b>	Mil Rate:	<b>22.41</b>	Assessed Value:	<b>\$407,000</b> Tax Year: <b>July 2023-June 2024</b>

**Description of the Space For Sale**

Present Use:			Potential Use:	
Stories:	Ceiling Height:	Restrooms:	Overhead Doors:	Loading Docks:
			ADA Compliant:	

**Features**

Lot Description:	<b>Level Lot</b>	
Construction:	<b>Frame</b>	
Foundation:		Flooring:
Roof:	<b>Asphalt Shingle</b>	
Handicap Features:		
Commercial Features:		
Exterior Feat:		
Avail. Documents:	<b>None</b>	

**Utility Information**

Available Utilities:	<b>Electric</b>		
Electrical Voltage:		Electrical Amperage:	Electrical Phases:
Heat Type:	<b>Hot Air, Fueled By: Propane</b>		# of Electrical Services:
Cooling:	<b>Central Air</b>		
Water & Sewer Service:	<b>Private Well, Sewage System: Septic</b>		

**Parking Information**

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description:	<b>Paved</b>

**Square Foot Information**

Total Square Feet:	<b>9,425</b>	Square Foot Source:	<b>Public Records</b>	Space is Subdividable
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:
Retail Square Feet:		Warehouse Square Feet:		Additional Space Available:

**Public Remarks**

**Get ready to embark on an exciting opportunity with this licensed daycare facility! Boasting an impressive capacity for a total of 128 children, this conveniently located center is an ideal investment. Catering to families in the surrounding area, this facility has become a trusted hub for childcare. Situated within a charming rural location, this daycare facility offers a serene environment where children can learn, play, & grow. Picture rolling hills, fresh air, & plenty of space for outdoor activities. Parents will appreciate the peaceful surroundings, knowing their little ones are in safe hands. One of the many highlights of this daycare is its unique partnership with Woodstock Elementary School. With a before & after school capacity of 50 children, this facility provides seamless integration for families seeking comprehensive childcare solutions. Measuring 9425 square feet, this daycare facility provides a generous space for children to explore & engage in various educational activities. Equipped with all the necessary amenities, including play areas, classrooms, and restrooms, this facility is ready to accommodate the needs of growing families. Additionally there is a 1300 sq. ft. 3 Bedroom apartment on the property. Don't miss out on this incredible opportunity to own and operate a licensed daycare facility in an idyllic rural setting. Enquire today and embark on a rewarding journey of fostering a safe and nurturing environment for children to thrive in.**

**Marketing History**

Current List Price:	<b>\$2,390,000</b>	Last Updated:	<b>08/14/23</b>	Off Market Date:		DOM:	<b>1</b>
Previous List Price:	<b>\$2,390,000</b>	Entered in MLS:	<b>08/14/23</b>	Bank Owned:	<b>No</b>	CDOM:	<b>1</b>
Original List Price:	<b>\$2,390,000</b>	Listing Date:	<b>08/14/23</b>				