

# FOR SALE

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Middlebury, CT, 06762



**585 Wolcott Road  
Wolcott, CT 06716**

**4,200 +/- S/F in Two Buildings on .75 Acres  
High Traffic Location with Great Exposure  
GC Commercial Zoned with Large Parking area  
Great Opportunity For Many Businesses  
Offered at \$495,000.00**

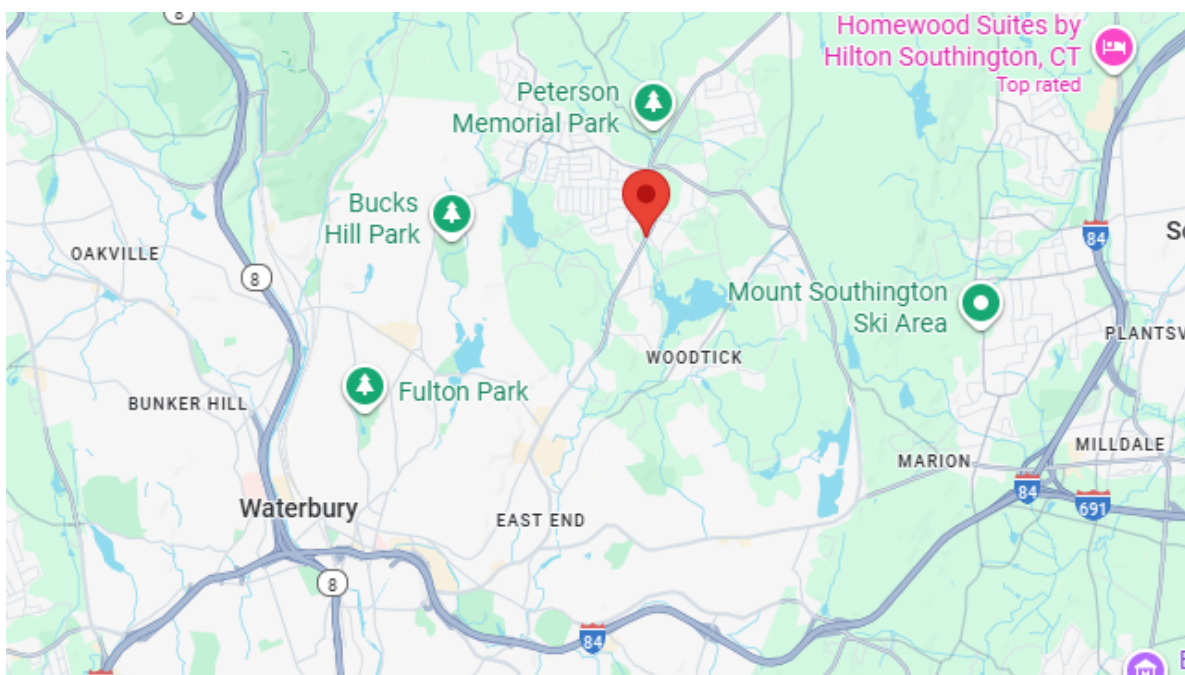


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# PROPERTY DATA FORM

PROPERTY ADDRESS			585 Wolcott Road	
CITY, STATE			Wolcott, CT 06716	
BUILDING INFO			MECHANICAL EQUIP.	
Total S/F	BLDG 1	2,850 +/-	Air Conditioning	Office
	BLDG 2	1,350 +/-	Sprinkler / Type	No
Number of floors		2	Type of Heat	Oil
Avail S/F		4,200 +/-	OTHER	
Office Space		900 +/-	Acres	.75 +/-
Avail Docks		1	Zoning	GC
Avail Overhead Doors		5	Parking	
Ext. Construction		Masonry	State Route / Distance To...	4.5 mi to I-84 / 5 mi to RT 8
Ceiling Height		9'-13'	TAXES	
Roof		Asphalt	Assessment	\$216,120.00
Date Built		1959	Appraised	\$308,730.00
			Mill Rate	35.93
UTILITIES			Taxes	\$7,765.19
Sewer		City		
Water		Well	TERMS	
Gas/Oil			Sale	\$495,000.00
Electrical		200 amp - 120/208v		



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