

FOR SALE

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**585 Wolcott Road
Wolcott, CT 06716**

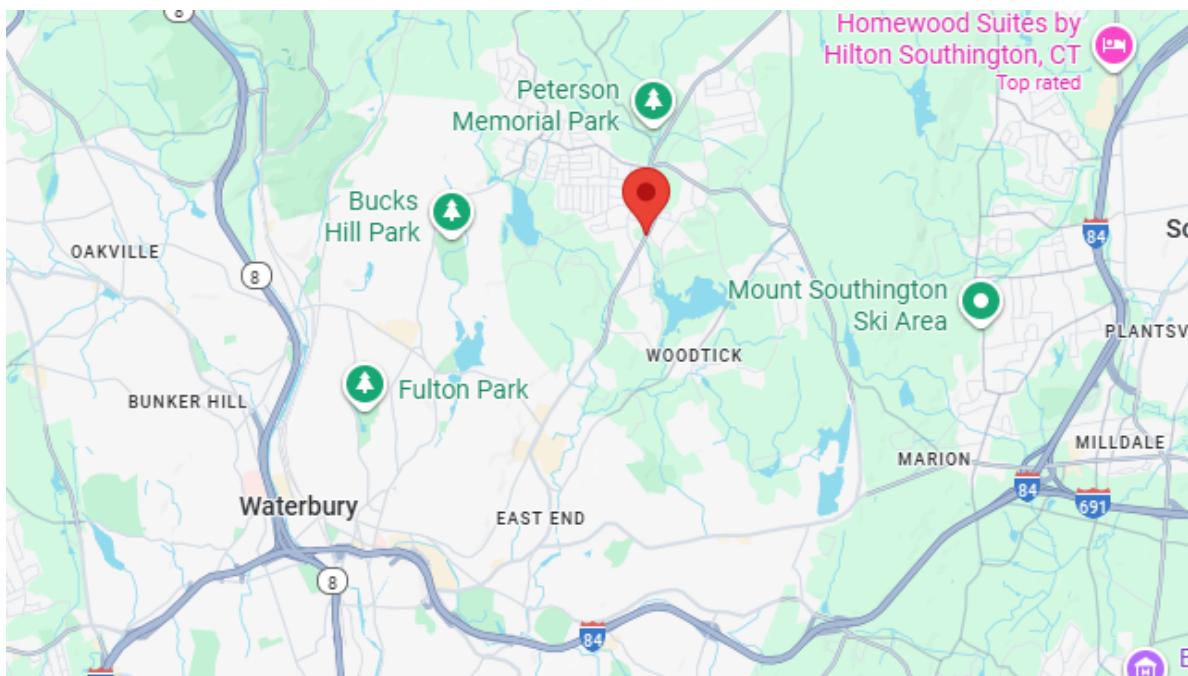
**4,200 +/- S/F in Two Buildings on .75 Acres
High Traffic Location with Great Exposure
GC Commercial Zoned with Large Parking area
Great Opportunity For Many Businesses
Offered at \$495,000.00**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

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
	BLDG 2	1,350 +/-	Sprinkler / Type
Number of floors	2		Type of Heat
Avail S/F	4,200 +/-		OTHER
Office Space	900 +/-		Acres
Avail Docks	1		Zoning
Avail Overhead Doors	5		Parking
Ext. Construction	Masonry		State Route / Distance To...
Ceiling Height	9'-13'		4.5 mi to I-84 / 5 mi to RT 8
Roof	Asphalt		TAXES
Date Built	1959		Assessment
			\$216,120.00
			Appraised
			\$308,730.00
			Mill Rate
			35.93
			Taxes
			\$7,765.19
UTILITIES		TERMS	
Sewer	City	Sale	\$495,000.00
Water	Well		
Gas/Oil			
Electrical	200 amp - 120/208v		



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