

1129 Route 169, Woodstock, CT 06281

Status: **Active**

County:

MLS#: **170587074**

Commercial For Sale

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

Tax Parcel#: **1741219**

List Price: **\$1,350,000**

Last Update: **06/09/2025**

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

Tax Parcel#: **1741219**

Days On Market: **920**



 Walkscore is: [-- 8](#)

Car-Dependent - Almost all errands require a car.

Financial Information

Gross Income:

Gross Operating Expense:

NET INCOME:

Description of the Property Containing the Space For Sale

Potential Short Sale:	No				
Location:	Suburban		Fronts On:	State Road	
Acres:	3.00	In Flood Zone:	Elevation Certificate:		
Zoning:	0		Conforming Use:		
Year Built:	1900	Number of Units:	1	Number of Tenants:	
Property Tax:	\$9,935	Mil Rate:	24.41	Assessed Value:	\$407,000
Assoc. District Tax:				Tax Year:	July 2025-June 2026

Utility Information

Available Utilities:	Electric		Electrical Amperage:		Electrical Phases:	# of Electrical Services:
Electrical Voltage:						
Heat Type:	Hot Air	Fueled By:	Propane			
Cooling:	Central Air					
Water & Sewer Service:	Private Well	Sewage System:	Septic			
Annual Sewer Usage Fee:		Sewer Assessment Info:				

Parking Information

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description: Paved	

Square Foot Information

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

Property Management Information

Property Management Co:		Management Co's Phone:
Property Manager's Name:		Property Manager's Phone:
Property Manager's Email:		

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.

Confidential Agent Remarks

SELLER REQUESTS PROOF OF FUNDS OR PREAPPROVALS PRIOR TO SHOWINGS.

Marketing History

Current List Price:	\$1,350,000	Last Updated:	06/09/25	Related MLS #:
Previous List Price:	\$1,450,000	Entered in MLS:	08/14/23	DOM:
Original List Price:	\$2,390,000	Listing Date:	08/14/23	CDOM:
Sold Price:		Closed Date:		Expiration Date:
				08/31/26

List Price as % of Assessed Value Closed Price as % of Assessed Value Closed Price as % of Last List Price
332%

Seller Concessions Amount:

Seller Concessions Description:

Showing & Contact Information

Showing Inst: **Showingtime. Listing agent to be present.**

Lockbox: **None/**

Date Available: **Negotiable**

Bank Owned: **No**

Owner: **Woodstock Realty LLC**

Owners Phone:

Occupied By:

Directions: **Route 169 GPS Friendly**

Listing Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Service Type: **Full Service**

Sign: **Yes**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**

The List Agent has authorized distribution to: **RPR, IDX Sites, Realtor.com**

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: **Carol Ryniewicz (RYNIEWIC)** Lic.#: **REB.0789405**

Phone: **(860) 942-9293**

Website: <http://CRPremier.com>

Email: carol@crpremier.com

List Team: Team Reg. #:

Phone:

Website:

List Office: **CR Premier Properties (CRPP02)**

Phone: **(860) 315-9070**

Website: <https://www.crpriemier.com/>

Co List Agent: Lic.#:

Phone: **(860) 377-4016**

Website:

Email:

Co List Team: Team Reg. #:

Phone:

Website:

Co List Office:

Phone:

Website:

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