

# FOR SALE - 3,123 SF +/- ON .86 +/- ACRES FAST CASUAL RESTAURANT AND PROPERTY 605 Wolcott Road, Wolcott, CT

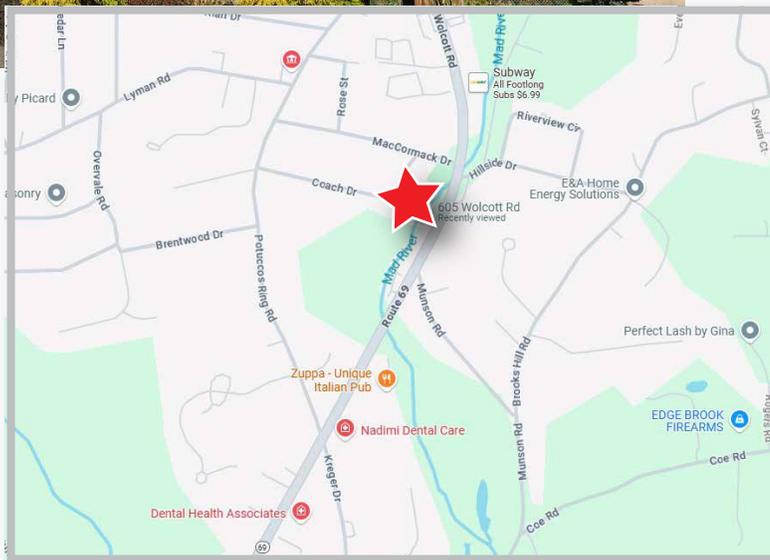


COLONIAL PROPERTIES



## PROPERTY INFORMATION

**Purchase Price:** \$795,000  
**Total Sq Ft:** 3,123 +/-  
**Land Size:** .86 +/- Acres  
**Year Built:** 2020  
**Zoning:** GC  
**Property Taxes:** \$8,906/Yr



## PROPERTY HIGHLIGHTS

- Indoor & outdoor seating for 70+ ppl
- 9,600 cars/day on busy state road
- 6,500 Watt Generator
- Full basement w/1,200 SF of storage

## EQUIPMENT INCLUDED:

Walk-in Cooler, Walk-In Freezer,  
Ventilation Hood, (1)-Three Bay Sink,  
Grease Trap, (3)-Single Sinks

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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