

# FOR SALE

30 Beach Road  
Wolcott, CT 06716



**+/- 4,900 S/F Office Building on 2.95 Acres**

- **Great central Wolcott location**
- **Suitable for office, medical and retail uses**
- **Fully leased investment property with approved additional lot cleared for up to a 9,000 S/F building**
- **Build to suit with long term lease**
- **New roof, new heating and air conditioning systems**
- **Good signage and plenty of parking**

**Offered at: \$349,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		30 Beach Road	
<b>CITY, STATE</b>		Wolcott, CT 06716	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Avail S/F	4,908 S/F	Air Conditioning	Yes
Number of floors	2 at grade	Sprinkler / Type	No
Total S/F		Type of Heat	Oil forced hot air
Will subdivide		<b>OTHER</b>	
Office space	4,908 S/F	Acres	2.95
Ext. Construction	Brick veneer	Zoning	Commercial
Int. Construction	Finished office	Parking	Ample
Ceiling Height	8'	State Route / Distance To...	
Roof	Flat 2 years old	<b>TAXES</b>	
Date Built	1960	Assessment	\$319,040.00
<b>UTILITIES</b>		Mill Rate	32.20
Sewer	City	Taxes	\$10,273.00
Water	City	<b>TERMS</b>	
Gas	Oil	Sale	\$349,000.00
Electrical	22		



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