

CONTACT: ED GODIN, SIOR

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Middlebury, CT 06762

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Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE / LEASE



**372 Wolcott Road
Wolcott, CT 06716**

**2,613 S/F Retail Building
Rare Small Freestanding Building
High Traffic State Highway Location**

**Offered at: \$179,000
Lease \$10.00 PSF Gross + Utilities**



**Ideal Owner Occupant Property
Currently Configured with two Store
Fronts with +/-1,950 S/F Available
Former Laundry Space
City Water & Sewer**



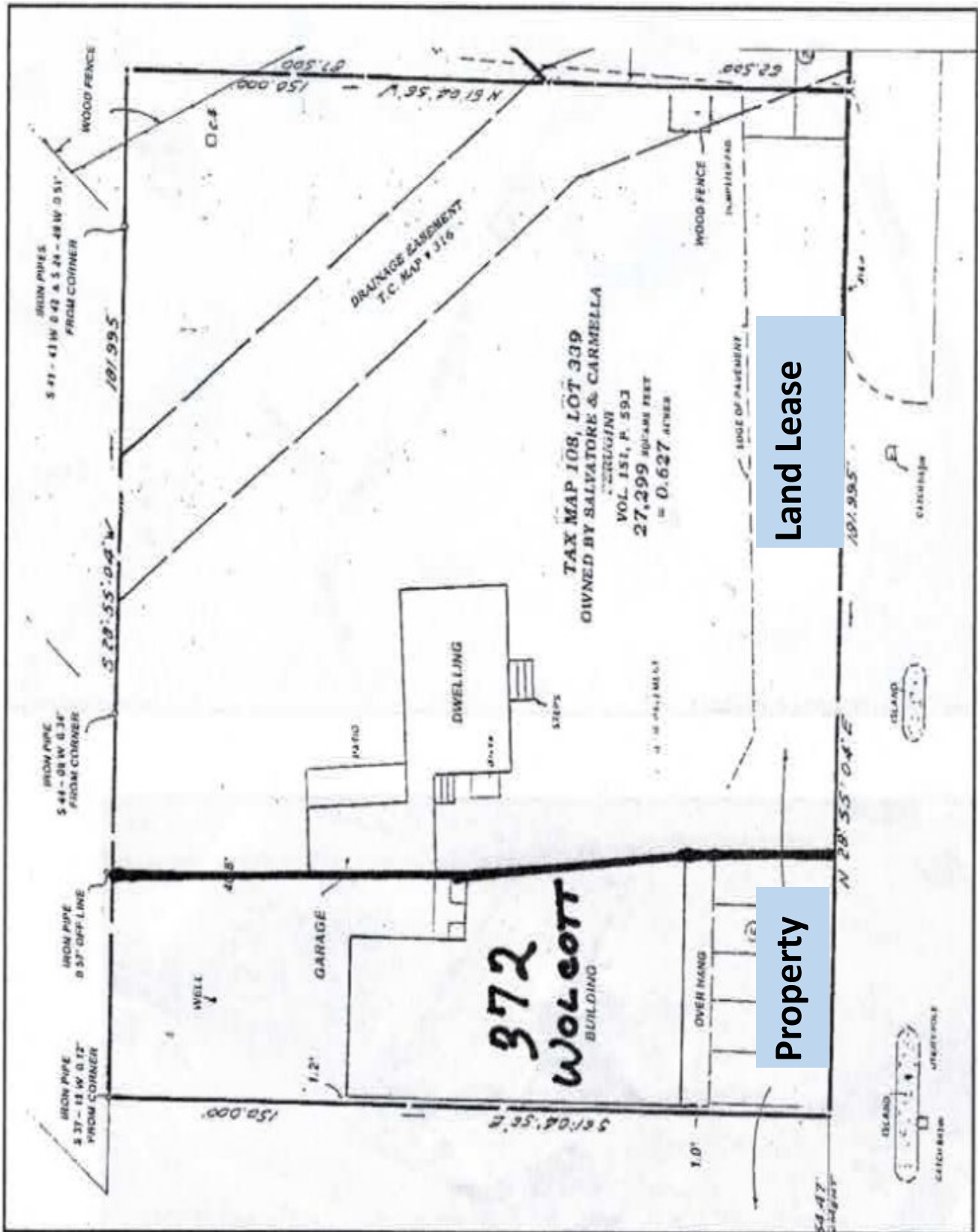
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Land Lease

Property



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PROPERTY DATA FORM

PROPERTY ADDRESS	372 Wolcott Road
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,613	Air Conditioning	
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,613	Type of Heat	Oil
Ext. Construction	Wood/Masonry	OTHER	
Ceiling Height	9'	Acres	.17
Roof	Gable	Zoning	Commercial
Date Built	1942	Parking	Ample
		State Route / Distance To...	Route 69 / located on
		TAXES	
		Assessment	\$187,300.00
		Appraisal	\$267,570.00
		Mill Rate	32.20
		Taxes	**\$2,955.00 (49 % of taxes)
		TERMS	
Gas	EverSource		
Electrical	200 Amps	Sale	\$179,000.00
		Lease	\$10 PSF Gross + utilities

** Total acreage .63 acres .46 acres is a land lease and 51% of taxes is paid by lessee.

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