

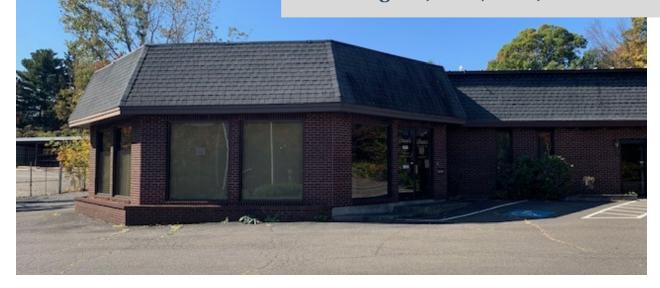
FOR SALE / LEASE

CONTACT: MARY BUCKLEY

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681 Wolcott Road Wolcott, CT 06716 Attention Investors/Owner Users 17,000 +/- S/F in 2 Commercial Buildings Multi Tenant Facility with 9 Drive-in Doors Expandable to 19,000 +/- S/F Sale Price: \$675,000.00 Potential Cap Rate Of 12% + Lease Price: Building A 5,759 S/F: \$3,500 Mo. + Utilities Building B 1,200 S/F: \$1,000 + Utilities



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.







Private Setting on 1.38 Acres Setback on Busy Wolcott Road Too Many Features To list! City Utilities 9 Drive-in Doors Gas Heat Separate Utilities Plenty of Power Large Private Parking Lot



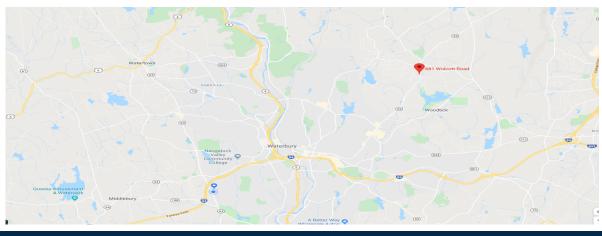


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PROPERTY DATA FORM					
PROPERTY ADDRESS 681			Wolcott Rd		
CITY, STATE		Wo	lcott, CT 06716		
BUILDING INFO	Front	Back	MECHANICAL EQUIP.	Front	Back
Total S/F	16,500		Air Conditioning	Office only	None
Number of floors	1	2	Sprinkler / Type	None	None
Avail S/F	5,759	12,000	Type of Heat	2 Brand New Gas H/A	*H/A
Ceiling Height	18'	16'	OTHER		*Each Unit
Roof	Asphalt		Acres	1.38	
Date Built	1981	1985	Zoning	Commercial/ Industrial	
Drive in Doors	2 - 12'	7-10-12'	Parking	Ample	
			State Route	Route 8/4	
			TAXES		
UTILITIES			Assessment	\$432,510.00	
Tenant to Verify			Appraisal	\$617,870.00	
Sewer	City		Mill Rate	33.14	
Water	City/+Well		Taxes	\$14,333.00	
Gas	Gas Only	Oil/Gas	TERMS		
Electrical	220 Amps	220 *	Sale	\$675,000.00	
(880 Transformer for Both)		* Shared with All	Lease Front Building	\$3,000 Gross+ Utilities	



\$1,000 Gross + utilities



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