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FOR SALE / LEASE



**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





**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**



PROPERTY DATA FORM

PROPERTY ADDRESS 681 Wolcott Rd

CITY, STATE Wolcott, 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	
UTILITIES			TAXES		
Tenant to Verify			Assessment	\$432,510.00	
			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
				Back Building	\$1,000 Gross + utilities



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