

FOR SALE



**608 & 614 Wolcott Rd
Wolcott, CT 06716**

**Great Mixed Use Investment Opportunity
2 Properties Available
Retail/ Residential Plaza & Residential Home
Long Term Tenants
Current 8.4 to 11.2 Cap Rate
Sale Asking Price: \$575,000.00**





Over 80,000 in Capital Improvements
Since 2015



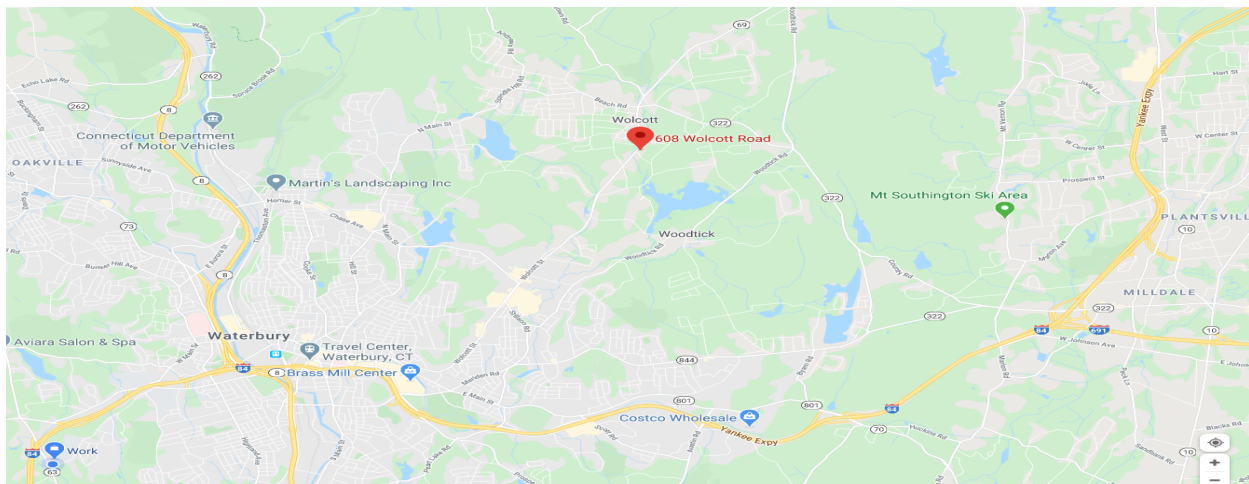
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608 Wolcott Rd					rev. 6-29-20
Wolcott, CT					
Income/Expense					
Unit	Tenant	Description	Lease	Utilities	Term
Unit 1	Active	1-2 Bedroom	\$ 850.00	Tenant	long term tenant +15 yrs
Unit 2	Active	1-2 Bedroom	\$ 1,000.00	tenant	1200 sf / long term +10
Unit 3	Active	1-2 Bedroom	\$ 950.00	tenant	2 years +
Commercial					
Unit 1	Active	500 sf office	\$ 500.00	tenant	
Unit 2	Active	1250 sf Salon	\$ 1,150.00	tenant	5 + years, renewing
Unit 3	Vacant	850 sf Retail	\$ -	tenant	newer vacancy, Ask is
		Totals	\$ 4,450.00		Potential is \$5450.00
		Annual Expenses			
		Taxes	\$ 8,622.00		
		Insurance	\$ 1,850.00		
		Utilities (comn+Water)	\$ 3,000.00	separate meters	
		Heating (Oil)	\$ -		
		Maintenance + Misc	\$ 1,200.00		
		Total Expenses	\$ 14,672.00		
		Breakout			
		Combined Leases	\$53,400.00	Potential	65,400
		Minus Expenses	\$14,672.00		
		Net Operating Income	\$39,850.00	Potential	\$51,850
		CAP Rate	current 8.4%	Potential	10.7
		Asking Price:	\$ 475,000.00		

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PROPERTY DATA FORM

PROPERTY ADDRESS		608 & 614 Wolcott Road			
CITY, STATE		Wolcott, CT 06716			
BUILDING INFO	608	614	MECHANICAL EQUIP.	608	614
Total S/F			Air Conditioning	Yes	
Number of floors	2	1	Sprinkler / Type		
Avail S/F	850		Type of Heat	Gas	Oil
Ext. Construction	Brick veneer	Clapboard	OTHER		
Ceiling Height	8'	8'	Acres	.89	
Roof	Arch shingles	Arch shingles	Zoning	GC	Residential
Date Built	1978	1950	Parking	Ample	Ample
			State Route / Distance To		
			TAXES		
			Assessment	\$260,190	\$77,450
			Appraisal	\$371,690	\$110,640
			Mill Rate	33.14	33.14
			Taxes	\$8,622	\$2,300
			TERMS		
			Sale	\$575,000	Both properties
UTILITIES					
Tenant/Buyer to Verify					
Sewer	City	City			
Water	City	City			
Gas	EverSource	EverSource			
Electrical					



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