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FOR LEASE



**421 Wolcott Road
Wolcott, CT 06716**

**Office/Retail Space
1,200 S/F - 2 Floors
Beautiful...Remodeled, Bright & Clean
Ideal for Professional & Retail Uses
Lease Rate: \$1,500.00 Gross + Utilities**



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PROPERTY DATA FORM

PROPERTY ADDRESS	421 Wolcott Road
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,112 +/-	Air Conditioning	100 % A/C
Number of floors	2	Sprinkler / Type	
Avail S/F	1,200 +/-	Type of Heat	Gas Forced Air
Ext. Construction	Wood frame	OTHER	
Ceiling Height	8'	Acres	1.12
Roof	Asphalt	Zoning	Commercial
Date Built	1941	Parking	Ample
		State Route / Distance To...	Rte. 8/ I84
		TAXES	
		Assessment	\$156,820.00
		Appraisal	\$254,820.00
		Mill Rate	33.14
		Taxes	\$5,197.01
		TERMS	
		Lease	\$1,500.00 Gross + Utilities
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			

