

FOR SALE/ LEASE

30 Beach Road
Wolcott, CT 06716



+/- 4,900 S/F Office Building on 2.95 Acres

- Great central Wolcott location
- Suitable for office, medical and retail uses
- Fully leased investment property with approved additional lot cleared for up to a 9,000 S/F building
- Build to suit with long term lease
- New roof, new heating and air conditioning systems
- Good signage and plenty of parking

Offered at: \$299,500.00

**Upper Level Available for Lease 3,000 +/- S/F
\$2,000 per mo. Gross + utilities**

PROPERTY DATA FORM

PROPERTY ADDRESS		30 Beach Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	4,908 S/F	Air Conditioning	Yes
Number of floors	2 at grade	Sprinkler / Type	No
Total S/F		Type of Heat	Oil forced hot air
Will subdivide		OTHER	
Office space	4,908 S/F	Acres	2.95
Ext. Construction	Brick veneer	Zoning	Commercial
Int. Construction	Finished office	Parking	Ample
Ceiling Height	8'	State Route / Distance To...	
Roof	Flat 2 years old	TAXES	
Date Built	1960	Assessment	\$319,040.00
UTILITIES		Mill Rate	32.20
Sewer	City	Taxes	\$10,273.00
Water	City	TERMS	
Gas	Oil	Sale	\$299,500.00
Electrical	22	Upper Level - Lease rate	\$2,000.00 Gross + Utilities



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