Godin Property Brokers LLC

★ ★ ★ ★ ★ Commercial / Industrial

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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: $329,000.00

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

Avail S/F	4,908 S/F
Number of floors	2 at grade
Total S/F	
Will subdivide	
Office space	4,908 S/F
Ext. Construction	Brick veneer
Int. Construction	Finished office
Ceiling Height	8'
Roof	Flat 2 years old
Date Built	1960

UTILITIES

Sewer	City
Water	City
Gas	Oil
Electrical	22

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	No
Type of Heat	Oil forced hot air

OTHER

Acres	2.95
Zoning	Commercial
Parking	Ample
State Route / Distance To…	

TAXES

Assessment	$319,040.00
Mill Rate	32.20
Taxes	$10,273.00

TERMS

Sale	$329,000.00
Upper Level - Lease rate	$2,000.00 Gross + Utilities

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