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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**



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## Back Building

<p style="text-align: center;">* Unit F 1,200 s/f</p>	<p style="text-align: center;">* Unit G 1,200 s/f</p>	<p style="text-align: center;">* Unit H 1,200 s/f Oil</p>	<p style="text-align: center;">* Unit I 2,400 s/f</p>
<p style="text-align: center;">Unit B 1,200 s/f</p>	<p style="text-align: center;">Unit C 2,400 s/f</p>	<p style="text-align: center;">Unit D 1,200 s/f</p>	<p style="text-align: center;">Unit E 1,200 s/f</p>

## Front Building

<p>Building A 5,759 s/f +/- Potential 2,400 +/- Pad Site <b>Vacant</b></p>
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\*Floor weight - 250 pounds per s/f

681 Wolcott Road  
 Wolcott, CT 06716

11/7/2019

**Income/Expense**

Unit	Tenant	Description	Lease / Month	Potential
<b>A</b>	<b>Front Building</b>			\$3,000.00
	<b>Back Building</b>			
	<b>Lower</b>			
<b>B</b>	Wendy's Restaurant	1,200 s/f	\$ 600.00	
<b>C</b>	Cabinet Maker	2,400 s/f	\$ 1,200.00	
<b>D</b>	Car Detailer	1,200 s/f	\$ 800.00	
<b>E</b>	Car Guy	1,200 s/f	\$ 800.00	
	<b>Back</b>			
<b>F</b>	Limousine Business	1,200 s/f	\$ 600.00	
<b>G</b>	Owner ( will lease back)	1,200 s/f	\$ 800.00	
<b>H</b>	HVAC Business	1,200 s/f	\$ 650.00	
<b>I</b>	Owner ( will lease back)	2,400 s/f	\$ 1,500.00	
				<b>Potential Monthly</b>
<b>Totals</b>			<b>\$ 6,950.00</b>	<b>\$ 3,000.00</b>
				<b>\$ 9,950.00</b>

Annual Expenses	
Taxes	\$ 14,333.00
Insurance	\$ 12,500.00
Ground Maintanace	\$ 6,000.00
Water & Sewer	\$ 2,000.00
Total Expenses	\$ 34,833.00

<b>As of 11/2019</b>	
Income \$	83,400.00
Expenses \$	34,833.00
NOI \$	48,567.00

	<b>Breakout</b>	<b>Potential</b>
Combined Leases	\$ 83,400.00	\$ 119,400.00
Minus Expenses	<b>(34,833.00)</b>	<b>(34,833.00)</b>
Net Operating In- come	\$48,567.00	\$ 84,567.00

# 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'	<b>OTHER</b>		*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	
<b>UTILITIES</b>			<b>TAXES</b>		
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	<b>TERMS</b>		
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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