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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: \$299,500.00
   Upper Level Available for Lease 3,000 +/- S/F
   \$2,000 per mo. Gross + utilities

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

### 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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30 Beach Road				9/7/2018	
Wolcott, CT 06716					
Income/Expense					
Unit	Tenant	Description	Annual	Potential	
ubber	Epiphany Couseling		\$ 14,400.00		
lower	glesia Christiana		\$ 18,000.00		
		Totals	\$ 32,400.00	\$	\$ 32,400.00
	Annual Expenses				
	Taxes	\$ 5,600.00			
	Insurance	\$ 1,800.00			
	Plowing	\$ 1,000.00			
	Lawn Care	\$ 500.00		Income	\$ 32,400.00
	Water & Sewer	\$ 2,000.00		Expenses	\$ 10,900.00
	Total Expenses	\$ 10,900.00		ŌN	\$ 21,500.00
		Breakout	Potential		
	Combined Leases	\$ 32,400.00			
	Minus Expenses	\$10,900.00			
	Net Operating Income	\$21,500.00			
	7% cap rate at \$299,500 asking				

#### **IMPROVEMENTS**

#### 30 Beach Road Wolcott, CT

30 Beach Road Wolcott, C1				
Purchase 2015	<u>Expense</u>			
30 Beach Rd	\$ 327,000.00			
Attorney & Closing	\$ 5,000.00			
REPAIR / SERVICE	Approx. EXPENSE			
Rubber roof - 15 year	\$ 12,000.00			
LED lighting exterior - install & purchase of fixtures	\$ 4,200.00			
Inspection Report 2015	\$ 400.00			
Asphault repair - blacktop - Striping	\$ 5,500.00			
Exterior paint	\$ 4,000.00			
Electrical repair of sign and install new sign	\$ 1,800.00			
Second floor renovation - 2,400 sq ft	\$ 10,000.00			
Basement Mechanical - electrical repairs	\$ 5,000.00			
AC Unit servicing - Furnace inspection and maintenance	\$ 1,200.00			
Tree removal and excavation	\$ 14,000.00			
Phase I	\$ 3,500.00			
Architectural Plans & Survey	\$ 4,500.00			
Misc. Applications and Repairs and Supplies	\$ 8,500.00			
	\$ 406,600.00			

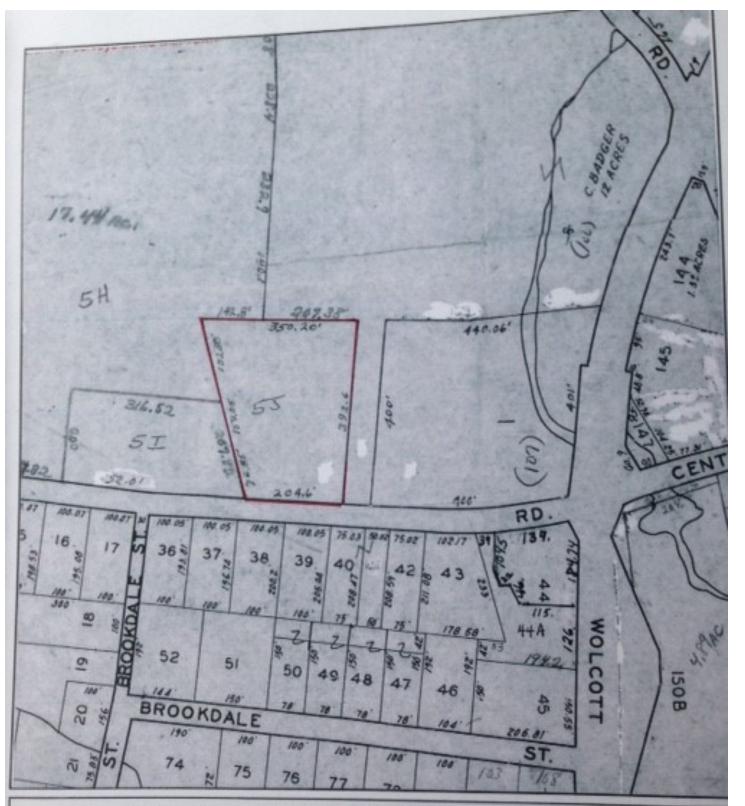


FIGURE 3: WOLCOTT, CT ASSESSOR'S MAP

APPROXIMAT E SCALE 1" = 200'







