

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 2,900.00 +/- S/F
\$2,500 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	\$233,330.00
UTILITIES		Mill Rate	33.14
Sewer	City	Taxes	\$7,401.15
Water	City	TERMS	
Gas	Oil	Sale	\$299,500.00
Electrical	22	Upper Level - Lease rate	\$2,500.00 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.

IMPROVEMENTS

30 Beach Road Wolcott, CT

<u>Purchase 2015</u>	<u>Expense</u>
30 Beach Rd	\$ 327,000.00
Attorney & Closing	\$ 5,000.00
<u>REPAIR / SERVICE</u>	<u>Approx. EXPENSE</u>
Rubber roof - 15 year	\$ 12,000.00
LED lighting exterior - install & purchase of fixtures	\$ 4,200.00
Inspection Report 2015	\$ 400.00
Asphalt 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

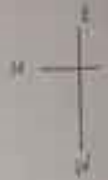


FIGURE 3: WOLCOTT, CT ASSESSOR'S MAP

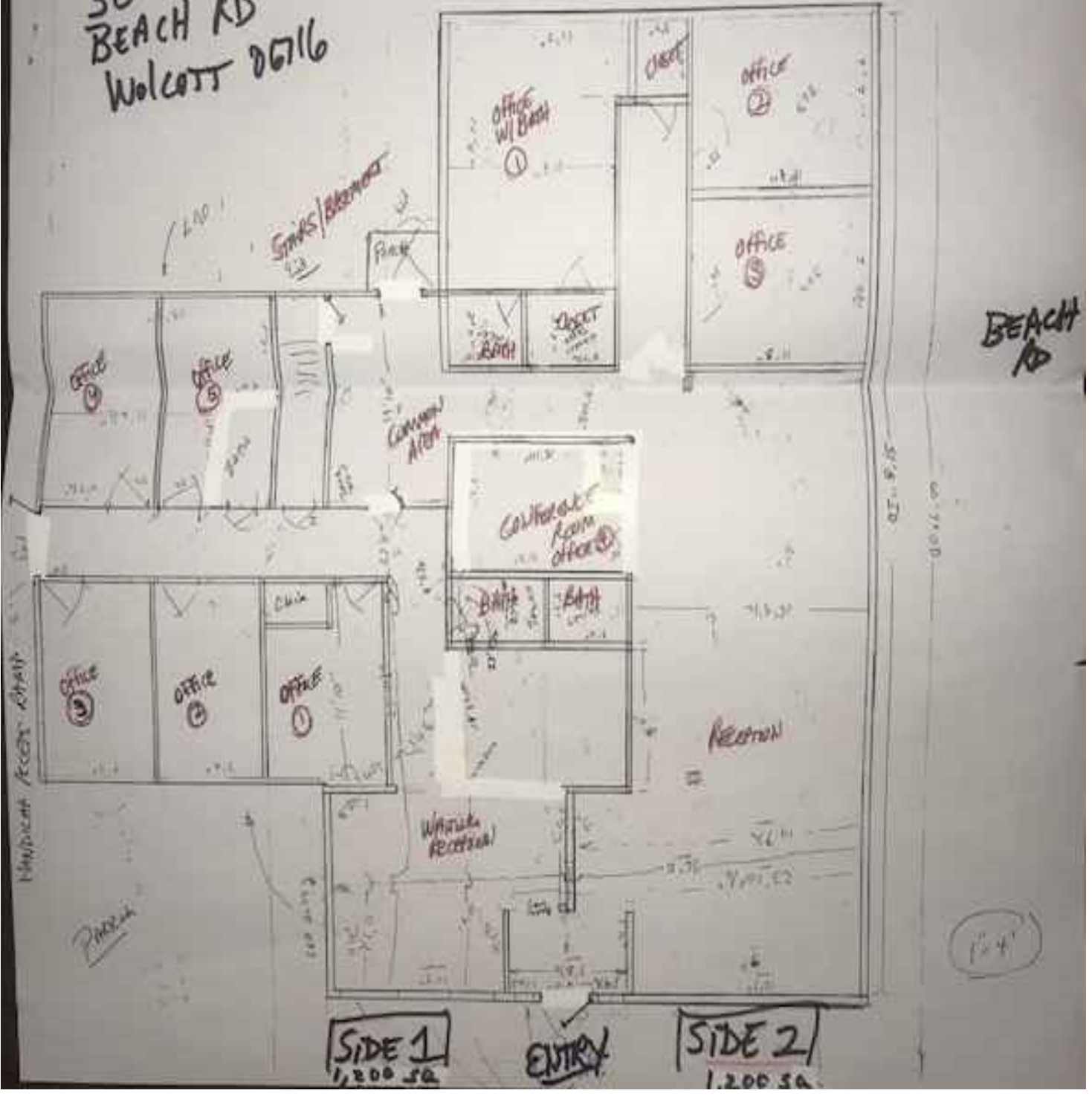
APPROXIMATE SCALE 1" = 200'

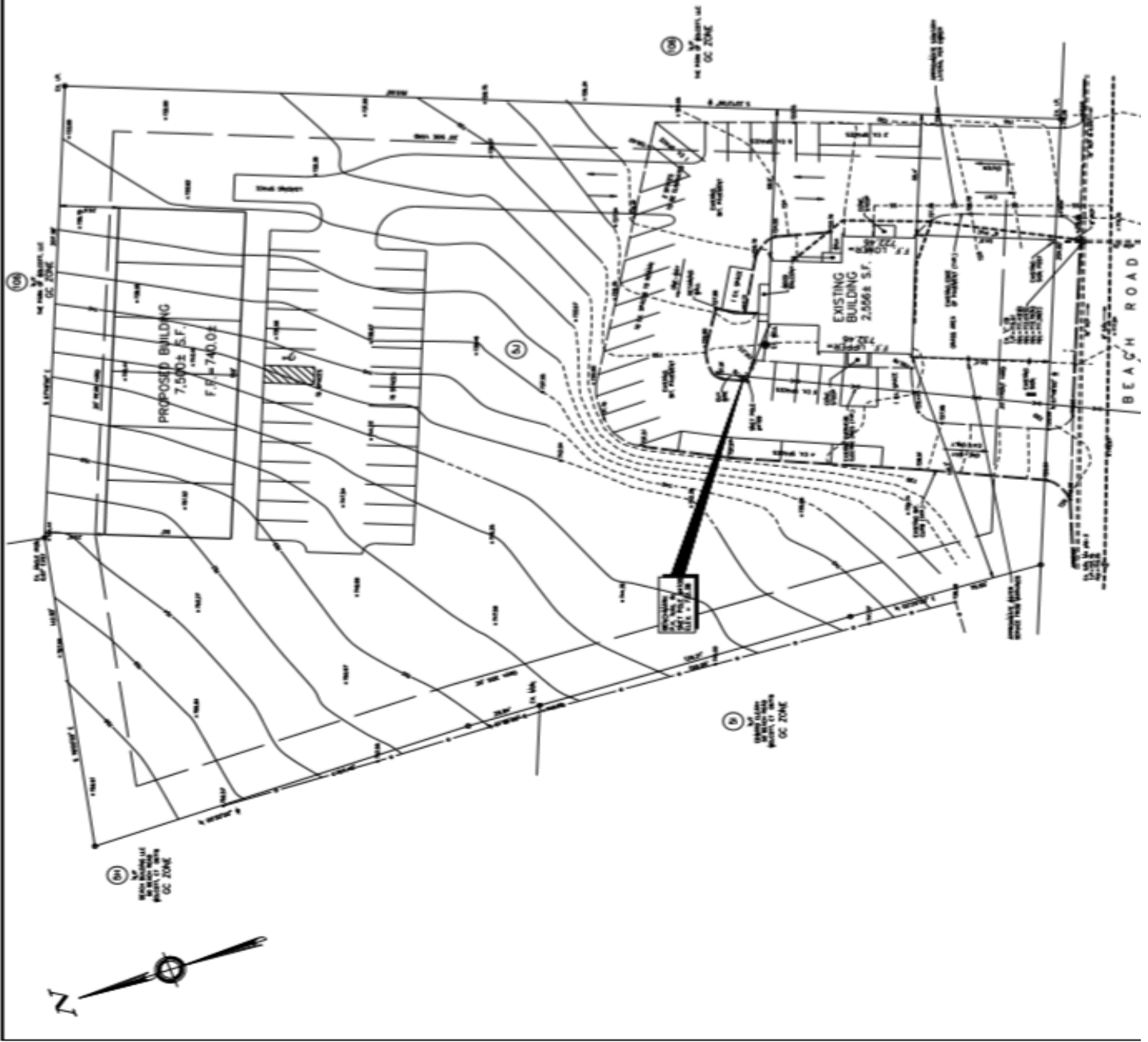


Wolcott ROAD
WOLCOTT RT RT69 — WTB91



30
BEACH RD
Wolcott 06116





MAP REFERENCES:

- 1. THE "ATLANTIC" COAST, N. & N.W. CORNERS OF 230° 00' 00" W. BY THE S.W. CORNER OF THE N. & N.W. CORNERS OF 230° 00' 00" W.
- 2. THE "ATLANTIC" COAST, N. & N.W. CORNERS OF 230° 00' 00" W. BY THE S.W. CORNER OF THE N. & N.W. CORNERS OF 230° 00' 00" W.
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- 4. THE "ATLANTIC" COAST, N. & N.W. CORNERS OF 230° 00' 00" W. BY THE S.W. CORNER OF THE N. & N.W. CORNERS OF 230° 00' 00" W.
- 5. THE "ATLANTIC" COAST, N. & N.W. CORNERS OF 230° 00' 00" W. BY THE S.W. CORNER OF THE N. & N.W. CORNERS OF 230° 00' 00" W.

NOTES:

- 1. THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.
- 2. THE AREA OF THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS.
- 3. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS.
- 4. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS.
- 5. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS.

LEGEND

PROPOSED	AS SHOWN
EXISTING	AS SHOWN

SCALE

1" = 40' 0"

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200

SHEET INFORMATION

NO. 10

TOTAL SHEETS: 10

DATE: 10/1/00

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

GLOBAL STAR INVESTMENTS, LLC
1100 BROAD ROAD
BALTIMORE, MARYLAND

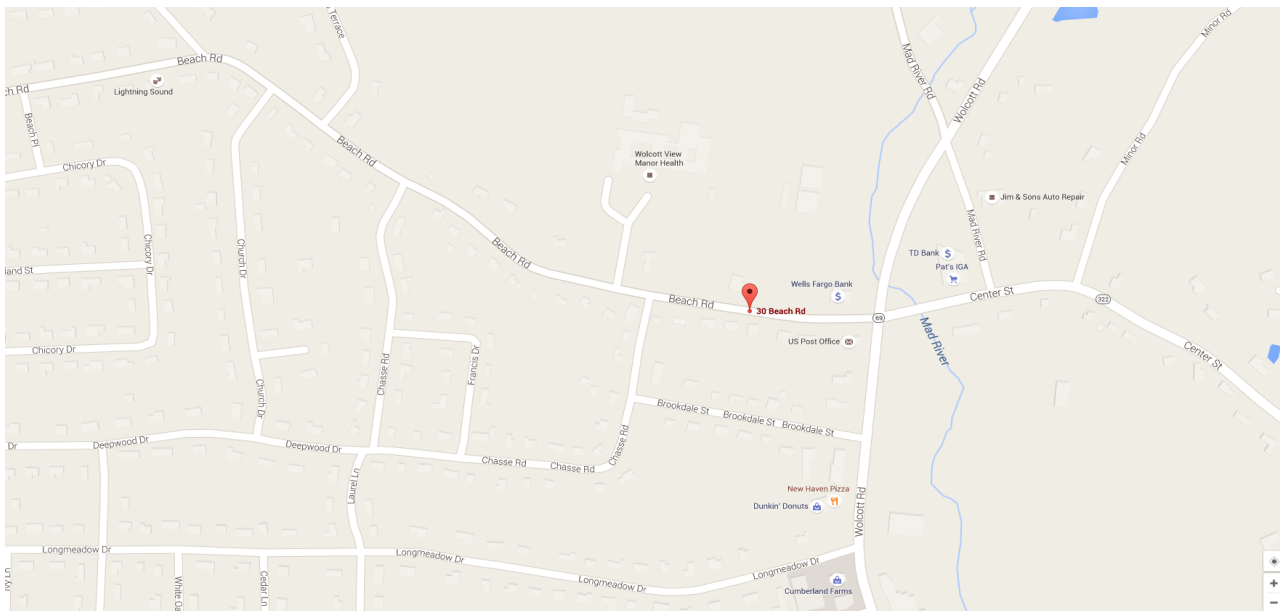
MAFFERS ASSOCIATES P.C.

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM SETBACK	5'	5'
MINIMUM CORNER SETBACK	5'	5'
MINIMUM SIDE SETBACK	5'	5'
MINIMUM FRONT SETBACK	5'	5'
MINIMUM REAR SETBACK	5'	5'
MINIMUM SIDE SETBACK (ADJACENT TO RESIDENTIAL ZONE)	5'	5'
MINIMUM FRONT SETBACK (ADJACENT TO RESIDENTIAL ZONE)	5'	5'
MINIMUM REAR SETBACK (ADJACENT TO RESIDENTIAL ZONE)	5'	5'
MINIMUM SIDE SETBACK (ADJACENT TO INDUSTRIAL ZONE)	10'	10'
MINIMUM FRONT SETBACK (ADJACENT TO INDUSTRIAL ZONE)	10'	10'
MINIMUM REAR SETBACK (ADJACENT TO INDUSTRIAL ZONE)	10'	10'
MINIMUM SIDE SETBACK (ADJACENT TO OFFICE ZONE)	10'	10'
MINIMUM FRONT SETBACK (ADJACENT TO OFFICE ZONE)	10'	10'
MINIMUM REAR SETBACK (ADJACENT TO OFFICE ZONE)	10'	10'
MINIMUM SIDE SETBACK (ADJACENT TO WAREHOUSE ZONE)	10'	10'
MINIMUM FRONT SETBACK (ADJACENT TO WAREHOUSE ZONE)	10'	10'
MINIMUM REAR SETBACK (ADJACENT TO WAREHOUSE ZONE)	10'	10'

Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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Side one - Reception area, one bath, 5 office suites and exit. 1,350 S/F

Side two - Reception area, two bathrooms, 3 office suites. 1,550 S/F



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