

**FOR SALE**



**608 & 614 Wolcott Road  
Wolcott, CT 06716**

**Great Mixed Use Investment Opportunity  
2 Properties Available  
Retail/ Residential Plaza & residential Home  
Long Term Tenants  
Current 8.4 to 11.2 Cap Rate  
Sale Asking Price: \$575,000.00**





Over 80,000 in Capital Improvements  
Since 2015



CONTACT: MICHAEL GRIEDER  
E-mail: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100



<b>608</b>	<b>Wolcott Rd Wolcott, CT</b>				rev. 6-29-20
<b>Income/Expense</b>					
<b>Unit</b>	<b>Tenant</b>	<b>Description</b>	<b>Lease</b>	<b>Utilities</b>	<b>Term</b>
Unit 1	Active	1-2 Bedroom	\$ 850.00	Tenant	long term tenant +15 yrs
Unit 2	Active	1-2 Bedroom	\$ 1,000.00	tenant	1200 sf / long term +10
Unit 3	Active	1-2 Bedroom	\$ 950.00	tenant	2 years +
<b>Commercial</b>					
Unit 1	Active	500 sf office	\$ 500.00	tenant	
Unit 2	Active	1250 sf Salon	\$ 1,150.00	tenant	5 + years, renewing
Unit 3	Vacant	850 sf Retail	\$ -	tenant	newer vacancy, Ask is
<b>Totals</b>			<b>\$ 4,450.00</b>		Potential is \$5450.00
<b>Annual Expenses</b>					
		Taxes	\$ 8,622.00		
		Insurance	\$ 1,850.00		
		Utilities (comn+Water)	\$ 3,000.00	separate meters	
		Heating (Oil)	\$ -		
		Maintenance + Misc	\$ 1,200.00		
		<b>Total Expenses</b>	<b>\$ 14,672.00</b>		
<b>Breakout</b>					
		Combined Leases	\$53,400.00	Potential	65,400
		Minus Expenses	\$14,672.00		
		<b>Net Operating Income</b>	\$39,850.00	Potential	\$51,850
		<b>CAP Rate</b>	current 8.4%	Potential	10.7
		<b>Asking Price:</b>	<b>\$ 475,000.00</b>		

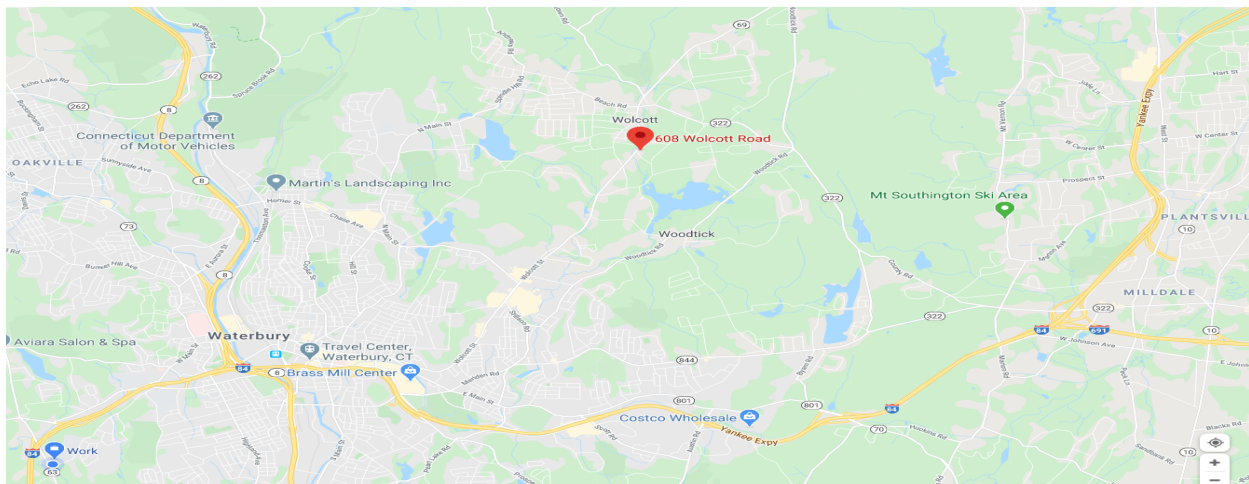


<b>614 Wolcott Rd</b>				rev. 06-29-20
<b>Wolcott, CT</b>				
<b>Income/Expense</b>				
<b>Unit</b>	<b>Tenant</b>	<b>Description</b>	<b>Utilities</b>	<b>Term</b>
1	Active	2/3 Bdrm house	Tenant	3 + Years
		<b>Totals</b>		
		<b>Annual Expenses</b>		
		Taxes	\$ 2,386.00	
		Insurance	\$ 900.00	
		Utilities (sewer)	\$ 500.00	
		Maintenance	\$ -	
		<b>Total Expenses</b>	<b>\$ 3,786.00</b>	
		<b>Breakout</b>		
		Combined Leases	\$ 15,000.00	
		Minus Expenses	<b>\$3,786.00</b>	
		<b>Net Operating Income</b>	<b>\$11,414.00</b>	
		<b>Asking Price:</b>	<b>CAP Rate</b>	
		<b>\$100,000.00</b>	<b>11.20%</b>	

**CONTACT: MICHAEL GRIEDER**  
 E-mail: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
 Phone: 203-577-2277 Fax: 203-577-2100

# PROPERTY DATA FORM

PROPERTY ADDRESS		608 & 614 Wolcott Road			
CITY, STATE		Wolcott, CT 06716			
BUILDING INFO	608	614	MECHANICAL EQUIP.	608	614
Total S/F			Air Conditioning	Yes	
Number of floors	2	1	Sprinkler / Type		
Avail S/F	850		Type of Heat	Gas	Oil
Ext. Construction	Brick veneer	Clapboard	<b>OTHER</b>		
Ceiling Height	8'	8'	Acres	.89	
Roof	Arch shingles	Arch shingles	Zoning	GC	Residential
Date Built	1978	1950	Parking	Ample	Ample
			State Route / Distance To		
			<b>TAXES</b>		
			Assessment	\$260,190	\$77,450
			Appraisal	\$371,690	\$110,640
			Mill Rate	33.14	33.14
			Taxes	\$8,622	\$2,300
			<b>TERMS</b>		
			Sale	\$575,000	Both properties
<b>UTILITIES</b>					
<b>Tenant/Buyer to Verify</b>					
Sewer	City	City			
Water	City	City			
Gas	EverSource	EverSource			
Electrical					



CONTACT: MICHAEL GRIEDER  
 E-mail: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
 Phone: 203-577-2277 Fax: 203-577-2100

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.