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FOR SALE



**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% +
Sale asking: \$675,000**





**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 Vacant</p>	<p style="text-align: center;">Unit C 2,400 s/f Vacant</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 style="text-align: center;">Building A 5,759 s/f +/- Potential 2,400 +/- Pad Site Vacant</p>
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*Floor weight - 250 pounds per s/f

PROPERTY DATA FORM

PROPERTY ADDRESS 681 Wolcott Rd

CITY, STATE Wolcott, CT 06716

BUILDING INFO	Front	Back	MECHANICAL EQUIP.	Front	Back
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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'	OTHER		*Each Unit
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Roof	Asphalt		Acres	1.38	
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Date Built	1981	1985	Zoning	Commercial/ Industrial	
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Drive in Doors	2 - 12'	7- 10-12'	Parking	Ample	
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			State Route	Route 8/4	
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UTILITIES			TAXES		
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Tenant to Verify			Assessment	\$432,510.00	
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Sewer	City		Appraisal	\$617,870.00	
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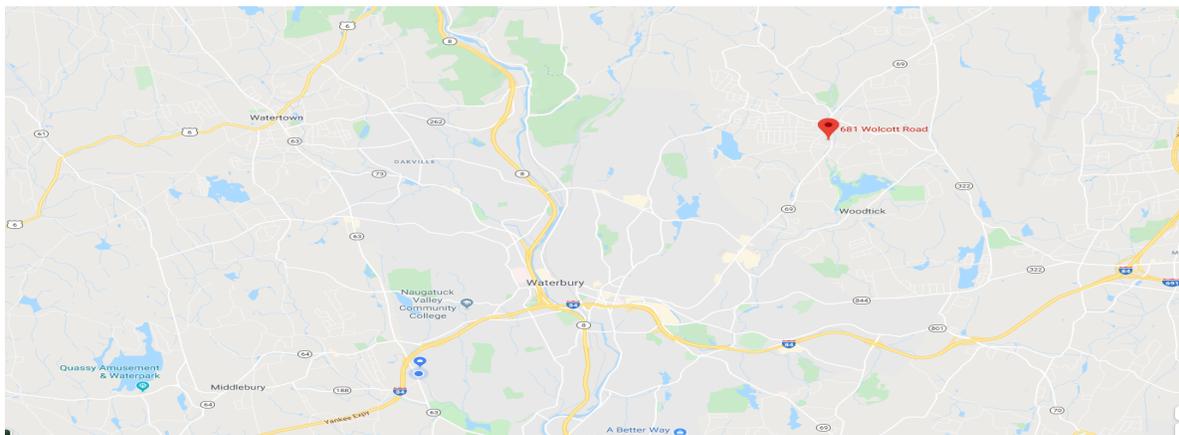
Water	City/ +Well		Mill Rate	33.14	
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Gas	Gas Only	Oil/Gas	Taxes	\$14,333.00	
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Electrical	220 Amps	220 *	TERMS		
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(880 Transformer for Both)			Sale	\$675,000.00	
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			* Shared with All Units		
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