

CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com

Www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



421 Wolcott Road Wolcott, CT 06716 3 Suites Available
Beautiful...Remodeled, Bright & Clean
Ideal for Professional & Retail Uses
Units From: \$600.00 Per Mo. + 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.



Lower Level

600 +/- S/F Private Entrance

Open Floor Plan

\$600.00 Per Mo. + Utilities

Upper Level

Unit #1 600 +/- S/F

Offers: 2 Offices, Storage Room, Open Area

\$800 Per Mo. + Utilities

Unit # 2 632 +/- S/F

Offers: Open Floor Plan, Large Windows

\$1,100 Per Mo. + Utilities



Unit 1









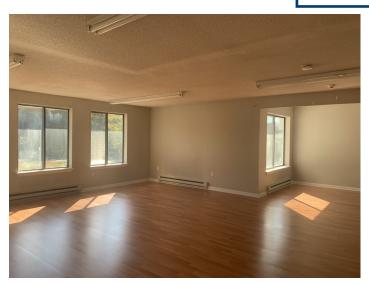
CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

Lower Level



Unit 2









PROPERTY DATA FORM

PROPERTY ADDRESS	421 Wolcott Road
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,112 +/-	Air Conditioning	100 % A/C
Number of floors	2	Sprinkler / Type	
Avail S/F	2,000 +/-	Type of Heat	Gas Forced Air
Ext. Construction	Wood frame	OTHER	
Ceiling Height	8'	Acres	1.12
Roof	Asphalt	Zoning	Commercial
Date Built	1941	Parking	Ample
		State Route / Distance To	. Rte. 8/ I84
		TAXES	
		Assessment	\$156,820.00
UTILITIES		Appraisal	\$254,820.00
Sewer	City	Mill Rate	33.14
Water	City	Taxes	\$5,197.01
Gas	EverSource	TERMS	
Electrical		Lease	_
		Lower Level	\$600.00 + Utilities
		Unit #1 Upper	\$800.00 + Utilities
		Unit #2	\$1,000.00 + Utilities

