

CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



***421 Wolcott Road
Wolcott, CT 06716***

**Office/Retail Space
3 Suites Available**

**Beautiful...Remodeled, Bright & Clean
Ideal for Professional & Retail Uses
Units From: \$600.00 Per Mo. + Utilities**





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

CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

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

Total S/F	7,112 +/-
Number of floors	2
Avail S/F	2,000 +/-
Ext. Construction	Wood frame
Ceiling Height	8'
Roof	Asphalt
Date Built	1941

MECHANICAL EQUIP.

Air Conditioning	100 % A/C
Sprinkler / Type	
Type of Heat	Gas Forced Air

OTHER

Acres	1.12
Zoning	Commercial
Parking	Ample
State Route / Distance To...	Rte. 8/ I84

UTILITIES

Sewer	City
Water	City
Gas	EverSource
Electrical	

TAXES

Assessment	\$156,820.00
Appraisal	\$254,820.00
Mill Rate	33.14
Taxes	\$5,197.01

TERMS

Lease

Lower Level	\$600.00 + Utilities
Unit #1 Upper	\$800.00 + Utilities
Unit #2	\$1,000.00 + Utilities

