

FOR SALE



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

**Great Mixed Use Investment Opportunity
2 Properties Available
Retail/ Residential Plaza & Residential Home
Long Term Tenants
Current 10.3 Cap Rate
\$41,000.00 in Capital Improvements since 2019
Sale Asking Price: \$575,000.00**





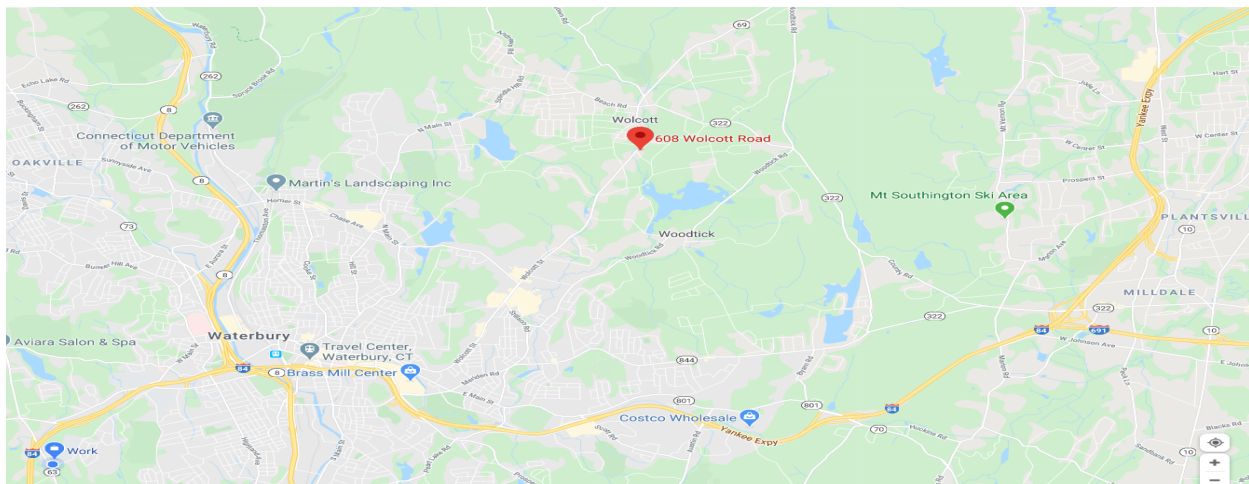
Over 80,000 in Capital Improvements
Since 2015



CONTACT: MICHAEL GRIEDER
E-mail: mgrieder.gpb@gmail.com
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	OTHER		
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		
			TAXES		
			Assessment	\$260,190	\$77,450
			Appraisal	\$371,690	\$110,640
			Mill Rate	33.14	33.14
			Taxes	\$8,622	\$2,300
			TERMS		
			Sale	\$575,000	Both properties
UTILITIES					
Tenant/Buyer to Verify					
Sewer	City	City			
Water	City	City			
Gas	EverSource	EverSource			
Electrical					



CONTACT: MICHAEL GRIEDER
 E-mail: mgrieder.gpb@gmail.com
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.