

FOR SALE/LEASE

30 Beach Road
Wolcott, CT 06716



+/- 4,900 S/F Office Building on 2.95 Acres

- Great central Wolcott location
- Suitable for office, medical and retail uses
- Investment property with approved additional lot cleared for up to a 9,000 S/F building
- Build to suit with long term lease
- New roof, new heating and air conditioning systems
- Good signage and plenty of parking

Offered at: \$299,500.00

1 Space Available: Upper Level Available for Lease 1,500 +/- S/F
\$14 PSF Gross + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	30 Beach Road
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,908 S/F	Air Conditioning	Yes
Number of floors	2 at grade	Sprinkler / Type	No
Avail S/F	1,500 S/F	Type of Heat	Oil forced hot air
Will subdivide		OTHER	
Office space	1,500 S/F	Acres	2.95
Ext. Construction	Brick veneer	Zoning	Commercial
Int. Construction	Finished office	Parking	Ample
Ceiling Height	8'	State Route / Distance To...	
Roof	Flat 2 years old	TAXES	
Date Built	1960	Assessment	\$233,330.00
UTILITIES		Mill Rate	33.14
Sewer	City	Taxes	\$7,401.15
Water	City	TERMS	
Gas	Oil	Sale	\$299,500.00
Electrical	22	Upper Level - Lease rate	\$14 PSF Gross + 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.

IMPROVEMENTS

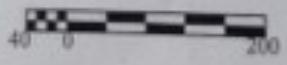
30 Beach Road Wolcott, CT

<u>Purchase 2015</u>	<u>Expense</u>
30 Beach Rd	\$ 327,000.00
Attorney & Closing	\$ 5,000.00
<u>REPAIR / SERVICE</u>	<u>Approx. EXPENSE</u>
Rubber roof - 15 year	\$ 12,000.00
LED lighting exterior - install & purchase of fixtures	\$ 4,200.00
Inspection Report 2015	\$ 400.00
Asphalt repair - blacktop - Striping	\$ 5,500.00
Exterior paint	\$ 4,000.00
Electrical repair of sign and install new sign	\$ 1,800.00
Second floor renovation - 2,400 sq ft	\$ 10,000.00
Basement Mechanical - electrical repairs	\$ 5,000.00
AC Unit servicing - Furnace inspection and maintenance	\$ 1,200.00
Tree removal and excavation	\$ 14,000.00
Phase I	\$ 3,500.00
Architectural Plans & Survey	\$ 4,500.00
Misc. Applications and Repairs and Supplies	\$ 8,500.00
	\$ 406,600.00

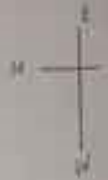


FIGURE 3: WOLCOTT, CT ASSESSOR'S MAP

APPROXIMATE SCALE 1" = 200'



Wolcott ROAD
WOLCOTT RT RT69 — WTB91



30
BEACH RD
Wolcott 06116

