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FOR LEASE



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

**Office/Retail Space
1,200 S/F - 2 Floors
Beautiful...Remodeled, Bright & Clean
Ideal for Professional & Retail Uses
Lease Rate: \$1,500.00 Per Mo. + Utilities**



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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	1,200 +/-
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

TAXES

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

UTILITIES

Sewer	City
Water	City
Gas	EverSource
Electrical	

TERMS

Lease	\$1,500.00 + Utilities
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