

FOR SALE/ LEASE



**1177 Wolcott Street
Waterbury, CT 06705**

**Beautiful Unique Professional Office Building
2,416 S/F Space with Room to Expand
2.17 Acres Located on Busy Wolcott Street
7 Private Offices, Reception Area + Kitchenette
ADA Accessible 1st Floor
Ideal for all Professional Uses
Asking Price: \$299,000.00**

Lease Price: \$2,600 + Utilities, Snow, Landscape & Septic Maintenance



PROPERTY DATA FORM

PROPERTY ADDRESS 1177 Wolcott Street

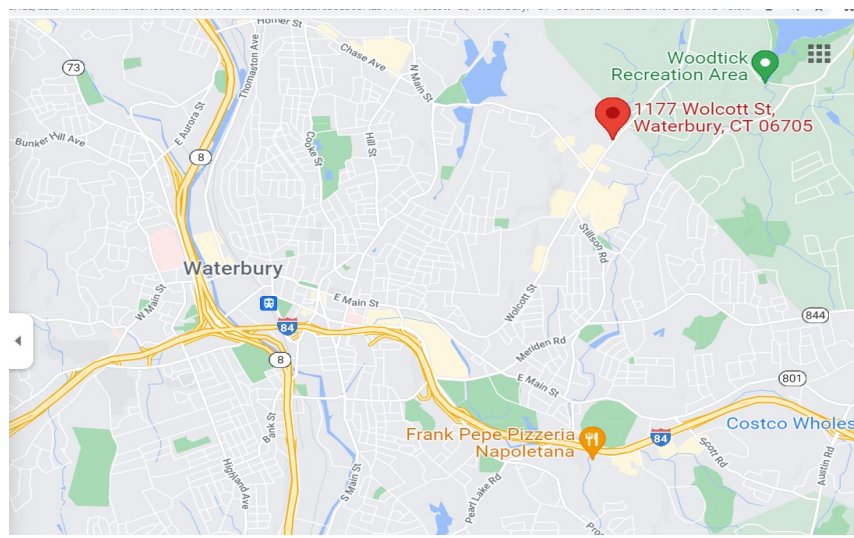
CITY, STATE Wolcott, CT 06716

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	2,416 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	2,416 +/-	Type of Heat	Gas F/A
Office Space	2,416 +/-	OTHER	
Ceiling Height	9'	Acres	2.17
Roof	New 2020	Zoning	CA
Date Built	1920 Totally updated 1987	Parking	Ample
Drive -In Doors		State Route / Distance To	

UTILITIES **Tenant/Buyer to Verify**

Sewer	Septic	TERMS	
Water	City	Sale	\$299,000.00
Gas	EverSource	Lease	\$2,600 + Utilities, Snow,
Electrical	200 Amps		Landscape & Septic Maintenance



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Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



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