

**Godin**  **Property  
Brokers** LLC



Commercial / Industrial

**FOR SALE**

**CONTACT: BRIAN GODIN OR MIKE GRIEDER**

E-mail: [bgodinpb@gmail.com](mailto:bgodinpb@gmail.com)

[mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)

850 Straits Turnpike Suite 204

Middlebury, CT 06762

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



**690 Wolcott Road  
Wolcott, CT 06716**

**Pizza Place for Sale**  
**Five Guys Flippin Pies (16 years)**  
**Restaurant & All Equipment**  
**Long Term Lease Available**  
**1,920 S/F Fully Furnished**  
~~**Asking Price: \$165,000.00**~~  
**Price Drop!! \$135,000.00**



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.

# PROPERTY DATA FORM

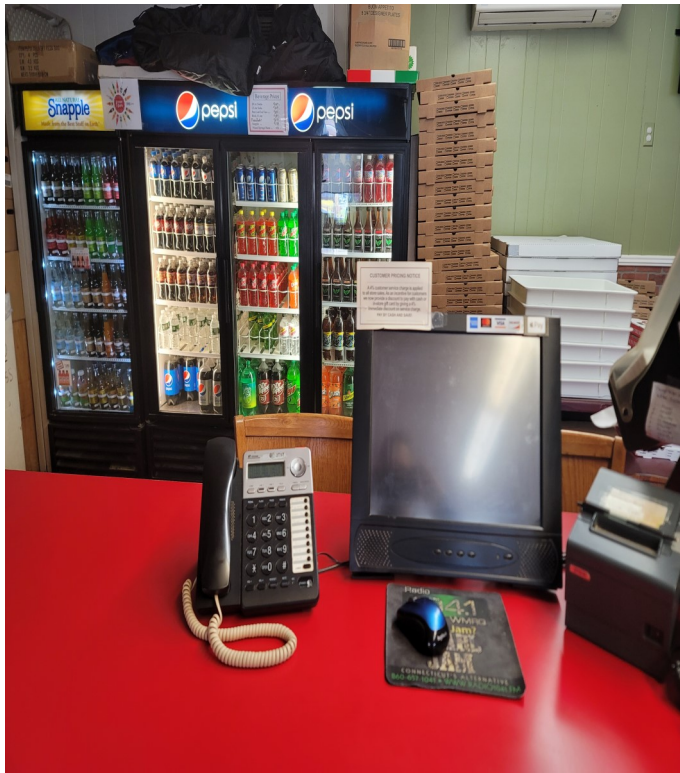
PROPERTY ADDRESS	690 Wolcott Road
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,920	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,920	Type of Heat	Oil Forced Air
		OTHER	
Ext. Construction	Mason	Acres	.52
Ceiling Height	9'	Zoning	GC
Roof	Asphalt Flat	Parking	Ample
Date Built	1966	Interstate Distance	
UTILITIES		TAXES	
Buyer/ Tenant to Verify			
Sewer	City	Assessment	
Water	City	Appraisal	
Gas	Propane for Equipment Only	Mill Rate	
Electrical	200 Amp	Taxes	
		TERMS	
		Lease Rate	\$2,000.00 + Utilities
		Sale Rate	\$135,000.00



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.





**CONTACT: BRIAN GODIN OR MIKE GRIEDER**

E-mail: [bgodinp@gmail.com](mailto:bgodinp@gmail.com)

[mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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