

# FOR LEASE/SALE

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Middlebury, CT, 06762



***102 Wolcott Rd  
Wolcott, CT 06716***

**8,800 s/f Commercial Office Building on .83 Acres  
Great Owner-User or Investment Opportunity**

**High Traffic Route 69 Location  
(Daily Traffic Per DOT 11,100)**

**All Municipal Utilities and Great Parking  
Ideal for all Professional Office Uses**

**Offered at: \$695,000.00**

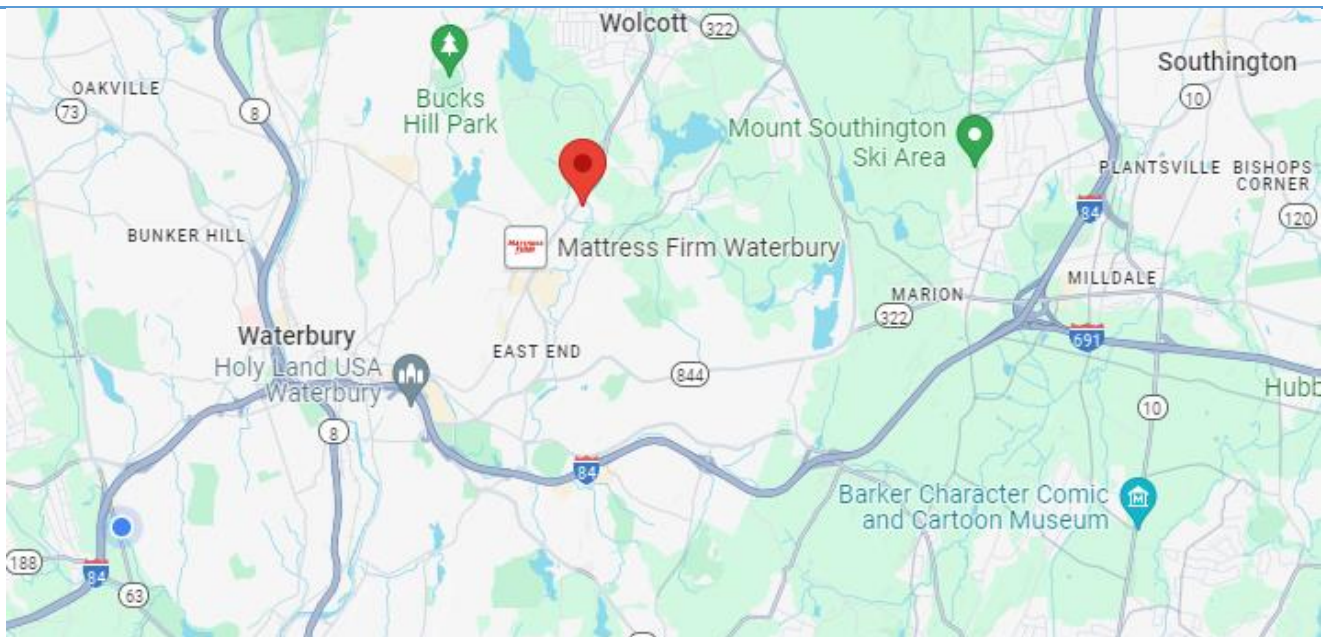
**LEASE: \$14-18.00 PSF Plus Utilities**



# PROPERTY DATA FORM

PROPERTY ADDRESS	102 Wolcott Rd
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,800	Air Conditioning	Yes
Floors	2	Sprinkler / Type	None
Avail S/F	8,800	Type of Heat	Gas / Forced Hot Air
Unit 1 Main Floor	4,400 +/- S/F	<b>OTHER</b>	
Unit 2 Lower Level	1,880 +/- S/F	Zoning	Commercial / Industrial
Unit 3 Lower Level	1,450 +/- S/F	Parking	Front & Rear Parking Lots
Unit 4 Lower Level	1,200 +/- S/F	Distance To...	3.5 miles to Rt 8 & I-84
Roof	Original / Asphalt	Total Acres	.83
Ext. Construction	Vinyl Siding	<b>TAXES</b>	
Date Built	1987	Assessment	\$379,970.00
<b>UTILITIES</b>	<b>Tenant /Buyer to Verify</b>	Appraisal	\$542,810.00
Sewer	City	Mill Rate	30.80
Water	City	Taxes	\$11,703.00
Gas	Eversource	<b>TERMS</b>	
Electrical	Each Floor Separately Metered	Offered at:	\$695,000.00
		Lower Level:	\$14.00 PSF + Utilities
		Upper Level:	\$18.00 PSF + Utilities







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