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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE



**585 Wolcott Road
Wolcott, CT 06716**

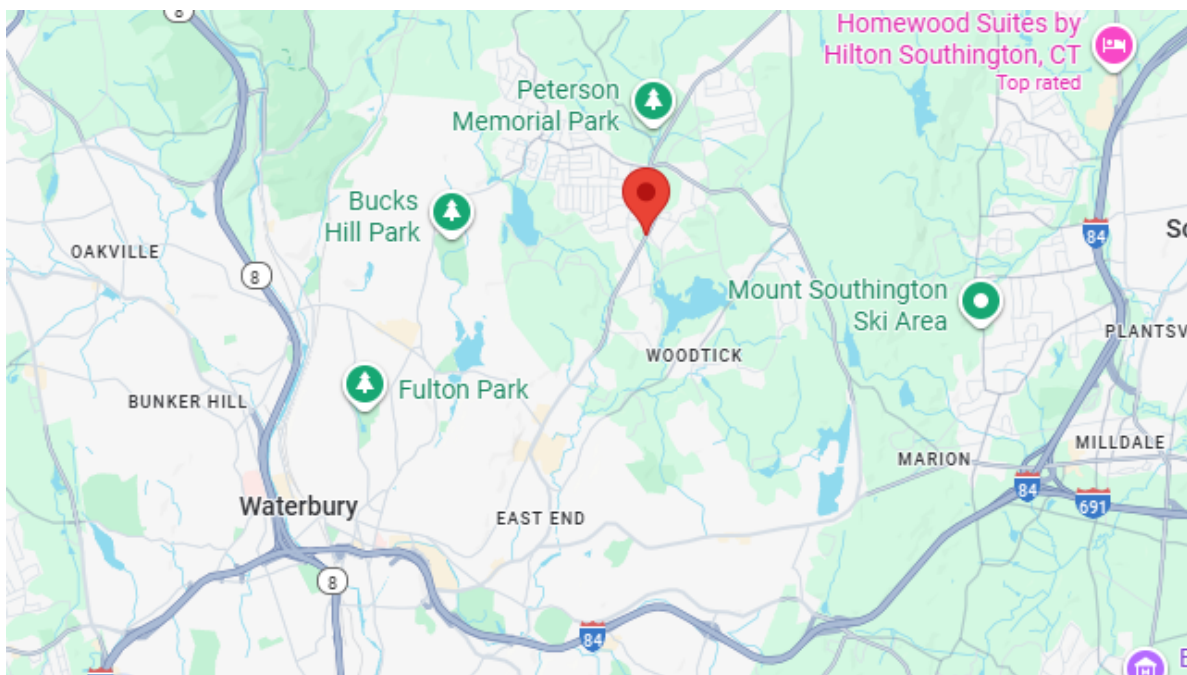
**4,200 +/- S/F in Two Buildings on .75 Acres
High Traffic Location with Great Exposure
GC Commercial Zoned with Large Parking area
Great Opportunity For Many Businesses
Offered at \$495,000.00**



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		585 Wolcott Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	BLDG 1 2,850 +/- BLDG 2 1,350 +/-	Air Conditioning	Office
Number of floors	2	Sprinkler / Type	No
Avail S/F	4,200 +/-	Type of Heat	Oil
Office Space	900 +/-	OTHER	
Avail Docks	1	Acres	.75 +/-
Avail Overhead Doors	5	Zoning	GC
Ext. Construction	Masonry	Parking	
Ceiling Height	9'-13'	State Route / Distance To...	4.5 mi to I-84 / 5 mi to RT 8
Roof	Asphalt	TAXES	
Date Built	1959	Assessment	\$216,120.00
		Appraised	\$308,730.00
		Mill Rate	35.93
		Taxes	\$7,765.19
UTILITIES		TERMS	
Sewer	City	Sale	\$495,000.00
Water	Well		
Gas/Oil			
Electrical	200 amp - 120/208v		



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