

FOR LEASE

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**421 Wolcott Road
Wolcott, CT 06716**

**Professional Office 2nd Floor/Rear
Busy Wolcott Road Location
2 Private Offices/Reception/Waiting Area
Offered at \$1,200 Gross Monthly + Utilities**



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	421 Wolcott Road, Suite 3
CITY, STATE	Wolcott, CT 06716

BUILDING INFO

Total S/F	7,112 +/-	Air Conditioning	100 % A/C
Number of floors	2	Sprinkler / Type	
Avail S/F	632 +/-	Type of Heat	Electric
Ext. Construction	Wood frame	OTHER	
Ceiling Height	8'	Acres	1.12
Roof	Asphalt	Zoning	Commercial
Date Built	1941	Parking	Ample
		State Route / Distance To...	Rte. 8/ I84

TAXES

Assessment

Appraisal

Mill Rate

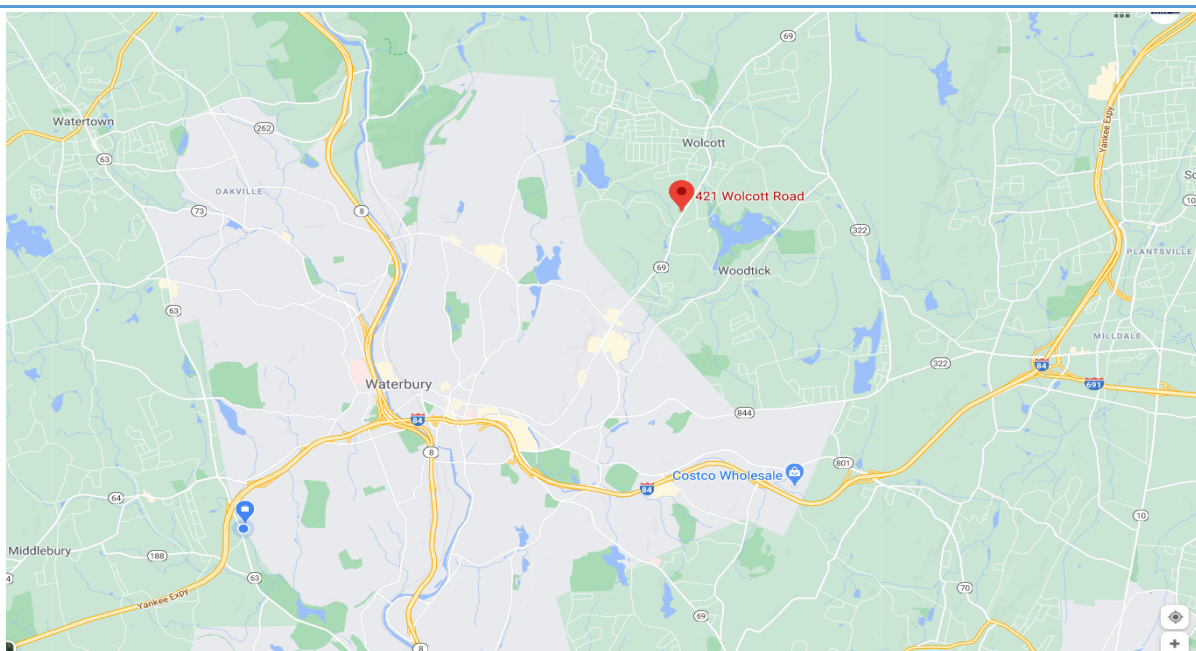
Taxes

UTILITIES

Sewer	City
Water	City
Gas	EverSource

TERMS

Electrical	Lease	\$1,200 Monthly Plus Utilities
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