

FOR SALE / LEASE

**400 WOLCOTT RD
WOLCOTT, CT**



- **2,445 SF+/- Freestanding Building Currently Occupied by Wolcott Power Equipment**
- **Front Retail Showroom 30' x 40' = 1,200 SF+/-**
- **Rear Garage with**
 - **12' x 14' Overhead Door and 10' x 12' Overhead Door**
 - **22' x 47' = 1,034 SF+/-**
 - **16' Ceilings**
- **Traffic Count of 11,300 Vehicles Per Day**

SALES PRICE = \$319,000.00

LEASE RATE = \$12.00 PSF Plus Nets estimated at \$3.54 PSF



MATTHEWS COMMERCIAL PROPERTIES LLC.

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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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

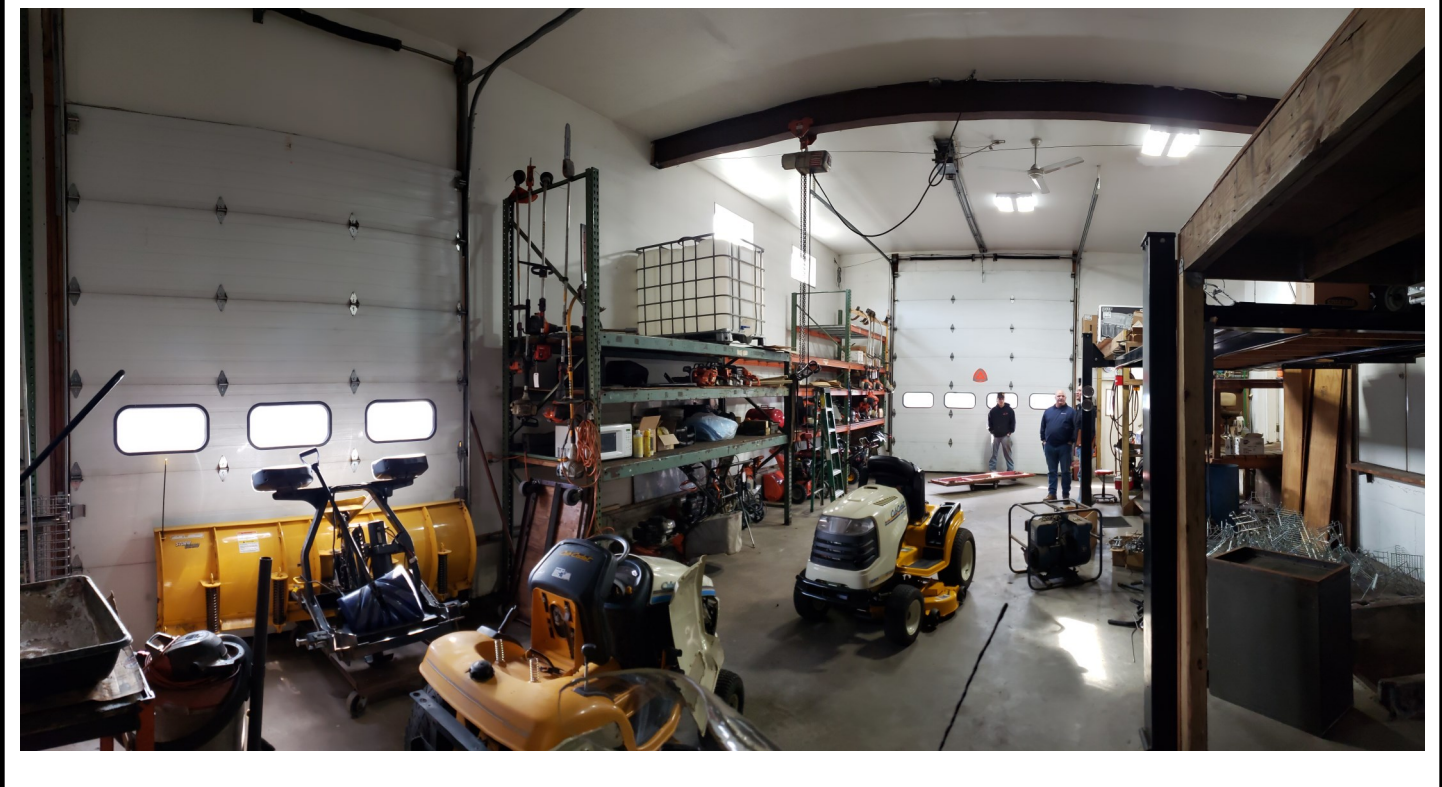
PROPERTY ADDRESS	400 Wolcott Road		
CITY, STATE	Wolcott, CT		
BUILDING INFO			
Total S/F	2,445 SF+/-	MECHANICAL EQUIP	Front Building 2009
Number of Floors	1	Air conditioning	Gas
Available Square Feet	2,445 SF+/-	OTHER	
Total Available Drive-In	2 - 12' x 14', 10' x 12'	Total acres	0.26
Exterior construction	Wood and Metal	Zoning	CG
Interior construction	Finished	Parking	Excellent
Ceiling height	10' - 16'	Taxes	\$4,984.12
Roof	Asphalt	TERMS	
Date built	1956 and 2009	Sale price	\$319,000.00
UTILITIES		Lease Rate	\$12.00 PSF Plus Nets
Sewer	Town		at \$3.54 PSF
Water	Town		
Gas	Eversource		
Electric	Eversource		
Amp-Volts-Phase	200 Amp		

COMMENTS:

- Completely remodeled in 2009
- Front Section new Roof and HVAC in 2009
- Rear Section built new in 2009, Heat in 2016
- New LED Lighting
- 1,200 SF+/- Basement with Office




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400 WOLCOTT RD.

Wolcott Power Equipment.

Legend

 400 Wolcott Rd.

