

FOR SALE

**216 Munson Rd
Wolcott, CT**



**6,515 S/F
R-30 Industrial Zone
2,000 S/F Industrial Garage
Great Owner/User Property
Bonus: 2 Townhouse Apartments
For added income
.69 acres
Sale \$375,000**



MATTHEWS COMMERCIAL PROPERTIES LLC.

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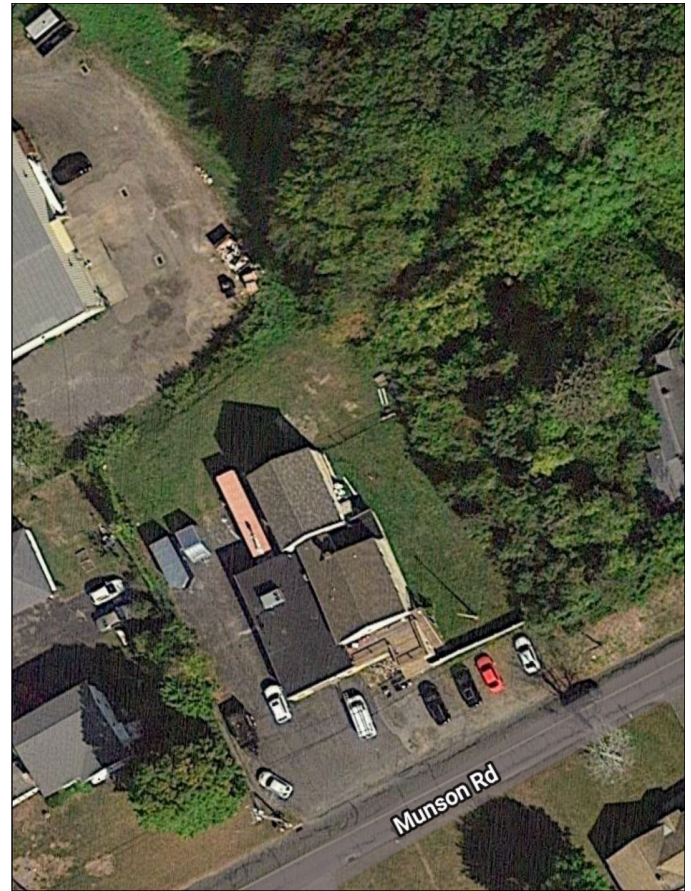
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PROPERTY DATA FORM

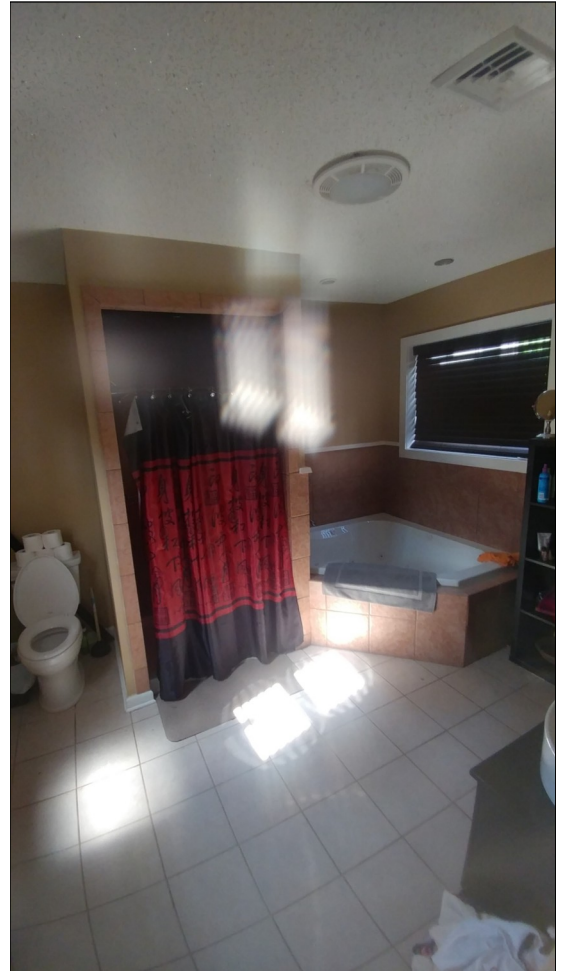
PROPERTY ADDRESS	216 Munson Rd		
CITY, STATE	Wolcott, CT		
BUILDING INFO			
Total S/F	6550	MECHANICAL EQUIP	Air conditioning HVAC/Wall
Number of floors	2	Sprinkler / Type	No
Available overhead doors	1	Type of heat	Hot Air/ Propane
Exterior construction	Block/ Vinyl Siding	TAXES	
Interior construction	Sheetrock	Assessment	2017 \$217,150
Ceiling height	8'-10.5'	Mill rate	32.2
Roof	Rubber/ Shingles	Tax	\$6992
Date built	1970	OTHER	
		Total acres	.69
		Zoning	R-30/Ind
		Parking	Off street
		Interstate / distance to	4.5 miles to I84
		State Route / distance to	5.5 miles to Rt 8
UTILITIES		TERMS	
Sewer	City	Sale Price	\$375,000
Water	Well		
Gas	Propane		
Electric	1 Electric Meter Apt 1 pays bill and Apt 2 pays allowance towards bill to Apt 1. Garage does not pay an electric bill		
Amps	200	Expenses: Total \$12,492	
Volts	240	Taxes \$6,992	
Phase	3	Insurance \$2,400	
		Sewer \$1,500	
		Lawn \$850	
		Snow \$750	
COMMENTS:			
<u>Apartment 1;</u> \$1,500 (2,800 S/F) Month/Month Rent for 3 Bedrooms 1st Floor: 2 Br/ Full Bath /Living Room...2nd Floor: 1 Bedroom/ Full Bath/Living Room/Kitchen HVAC- 2 Zones			
<u>Apartment 2</u> \$850 (1750 S/F) Month to Month Rent for 2 Bedrooms 1st Floor: 1 Br/Living Room/Kitchen/ Potential Full Bath (framed)...2nd Floor: 1 Bedroom/Full Bath/ Oversized bedroom Hot Air/ AC Window Units			
<u>Garage</u> \$750 (2000 S/F) Included in S/F is an 8x40 container attached to back of garage through a garage door 10'5" Ceiling Height, clear span... Propane Heat- Modine			

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Garage 2000 S/F

**216 Munson Rd
Wolcott CT
Apt 1**



Apartment 2

