

# FOR SALE

## 509 Wolcott Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



### **MEDICAL & PROFESSIONAL OFFICES - \$595,000.00**

### **3,260 SF+/- FREESTANDING BUILDING AT A CORNER WITH A LIGHT**

#### **MAIN LEVEL 2,000 SF+/- (1,000 SF each)**

- Suites contain: 1 Waiting Room, 1 Reception Area, 4 Exam Rooms, 1 Doctor's Office, 1 Lab Space, 1 Restroom

#### **LOWER LEVEL AT GRADE**

- 1,260 sf+/-
- Suite contains: 1 Waiting Room, 1 Reception Area, 5 Private Offices, 1 Restroom, 1 Large Open Area
- .38 ACRES AT A CORNER WITH A LIGHT / STRATEGICALLY LOCATED AT A BUSY INTERSECTION
- Great Parking

#### **WHY INVEST IN 509 WOLCOTT RD?**

**Prime Exposure:** Situated on a major road with a traffic light, ensuring excellent visibility and accessibility.

**Versatile Space:** Two-unit layout on the main level, with additional lower-level space, perfect for medical offices, retail, or professional services.

**Growing Market:** Located in a well-developed commercial and medical area, making it a strategic investment.

**Turnkey Opportunity:** Move-in ready with potential for customization to fit your business needs.

#### **Contact:**

**GERRY MATTHEWS / MATTHEWS COMMERCIAL PROPERTIES**

**Office: 203.753.5800 / matthewscre@gmail.com**

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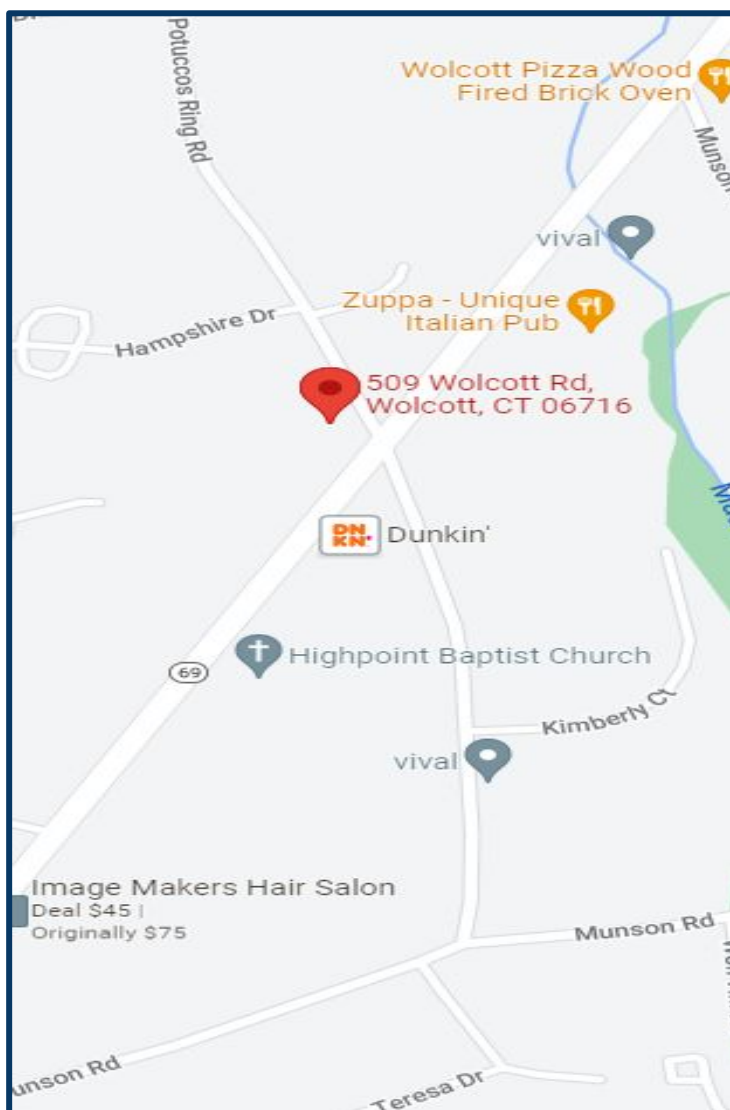
## 509 Wolcott Road, Wolcott, CT

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Total SF Available	3,260 SF+/-
Number of Floors	2
Exterior Construction	New Vinyl
Interior Construction	Finished Upper Level
Ceiling Height	8'
Roof	Asphalt
Date Built	1969
UTILITIES	
Sewer	Septic
Water	Well
Air Conditioning	Yes
Type of Heat	Oil / Electric
OTHER	
Zoning	General Commercial
Acres	.38 Acres +/-
Parking Area	25 Vehicles

- Upper Level at Grade - 2 Units of 1,000 SF+/- each / can be combined
- Lower Level at Grade - 1,260 SF+/-

TAXES	
Assessment	\$190,680.00
Mill Rate	33.07
Taxes	\$6,305.78
Sales Price	\$595,000.00

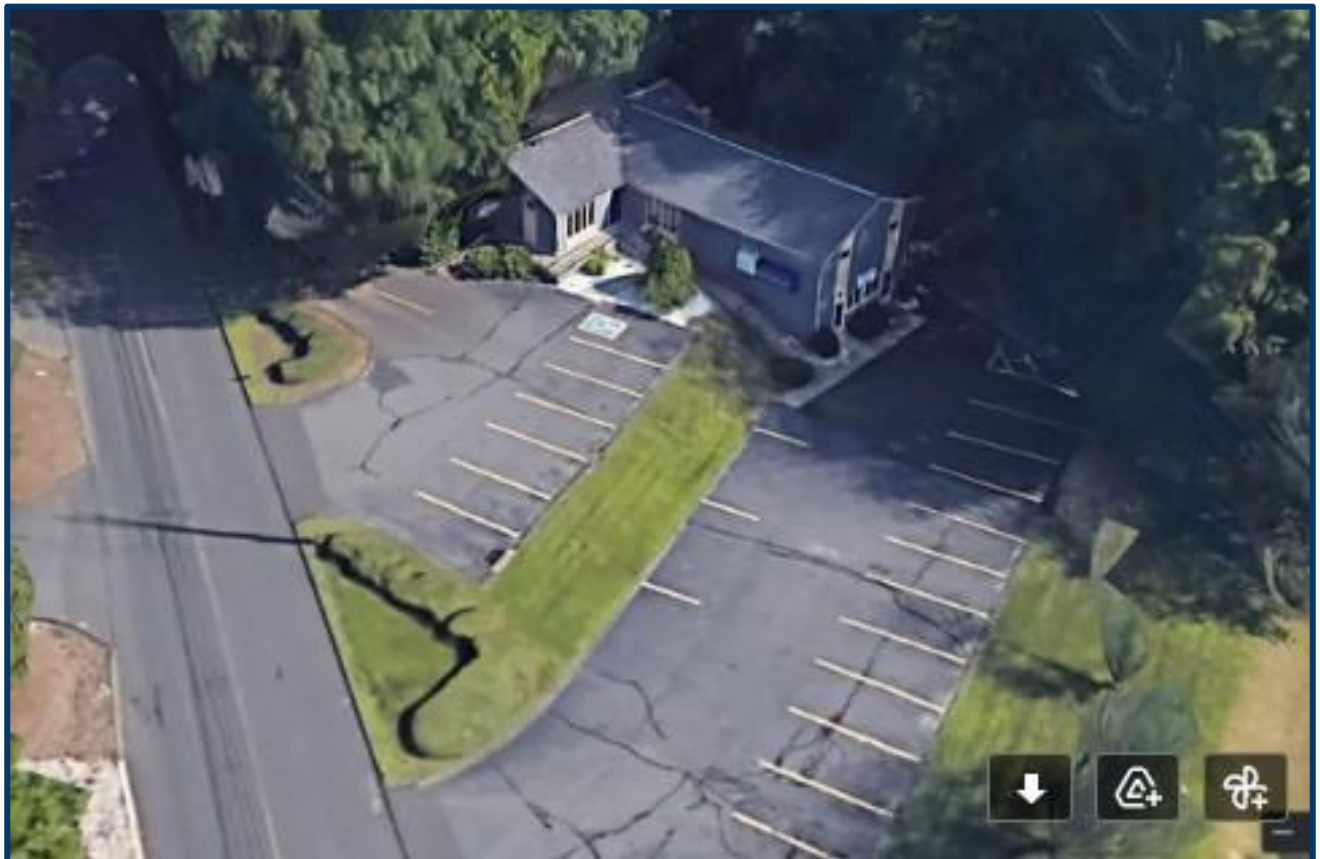




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