

600 SOUTH COLONY ROAD (ROUTE 5), WALLINGFORD \$995,000.00

FORMER COLONY BOWLING LANES

FOR SALE: A 2.1 acre lot zoned CB-12 with a 29,189 SF commercial/light industrial building in place. Frontage on 3 streets. CB-12 zone allows many commercial and light industrial uses, but no residential by right. The existing building can easily be reused by many users: retail, warehouse, light industrial, self-storage, etc. 106 striped parking stalls. Truck docks and/or drive-in doors can be easily installed. Currently has a party room with a kitchen and a bar. Lowest electricity costs in the state.

Present Use: Former bowling facility

Potential Use: Warehouse, retail, self-storage, light industrial etc.

Directions: I-91 N/S to Exit 13. Turn RIGHT. Continue on CT-5 for 2.5 miles. Property is on the RIGHT.

BUILDING INFORMATION

Stories:	1	
First Floor Area:	29,189 SF	Ceiling Height: 12+
Second Floor Area:		Ceiling Height:
Third Floor Area:		Ceiling Height:
Other Floor Areas:		Ceiling Height:
Office Area:	800 SF	
Total Floor Area:	29,189 SF	

Overhead Doors:	Possible	Size:
Truck Dock(s):	Possible	Size:
Year Built:	1960	
Condition:	Very good	
Construction Type:	Masonry	
Roof:	Varies	
Lin. Ft. Clear Span:	Mostly all is clear span	

LAND

Lot(s):	1
Area SF:	91,476 SF
Acres:	2.1
Parking:	106
Zoning:	CB-12
Restrictions/Easements: Subject to title search	

Frontage:	300'
Depth:	Varies
% Land Coverage:	
% Building Coverage Permitted:	
Condition of site:	Level, dry

Utilities

Water:	City
Gas:	Yes
Volts:	240
Amps:	800
Phase:	3
Sewer:	City

Mechanical Equipment

Elevator Size:	N/A
Heating:	Gas hot air
Air Conditioning:	Fully
Sprinkler:	No
Other Equipment:	A kitchen area & Bar

Assessment

Land:	\$227,200
Building:	\$585,800
Total:	\$813,000
Mills:	28.64
Taxes:	\$23,284
A/S:	70%

Transportation

Bus Service:	Yes
Distance:	At Door
Turnpike:	I-91
Exit:	13

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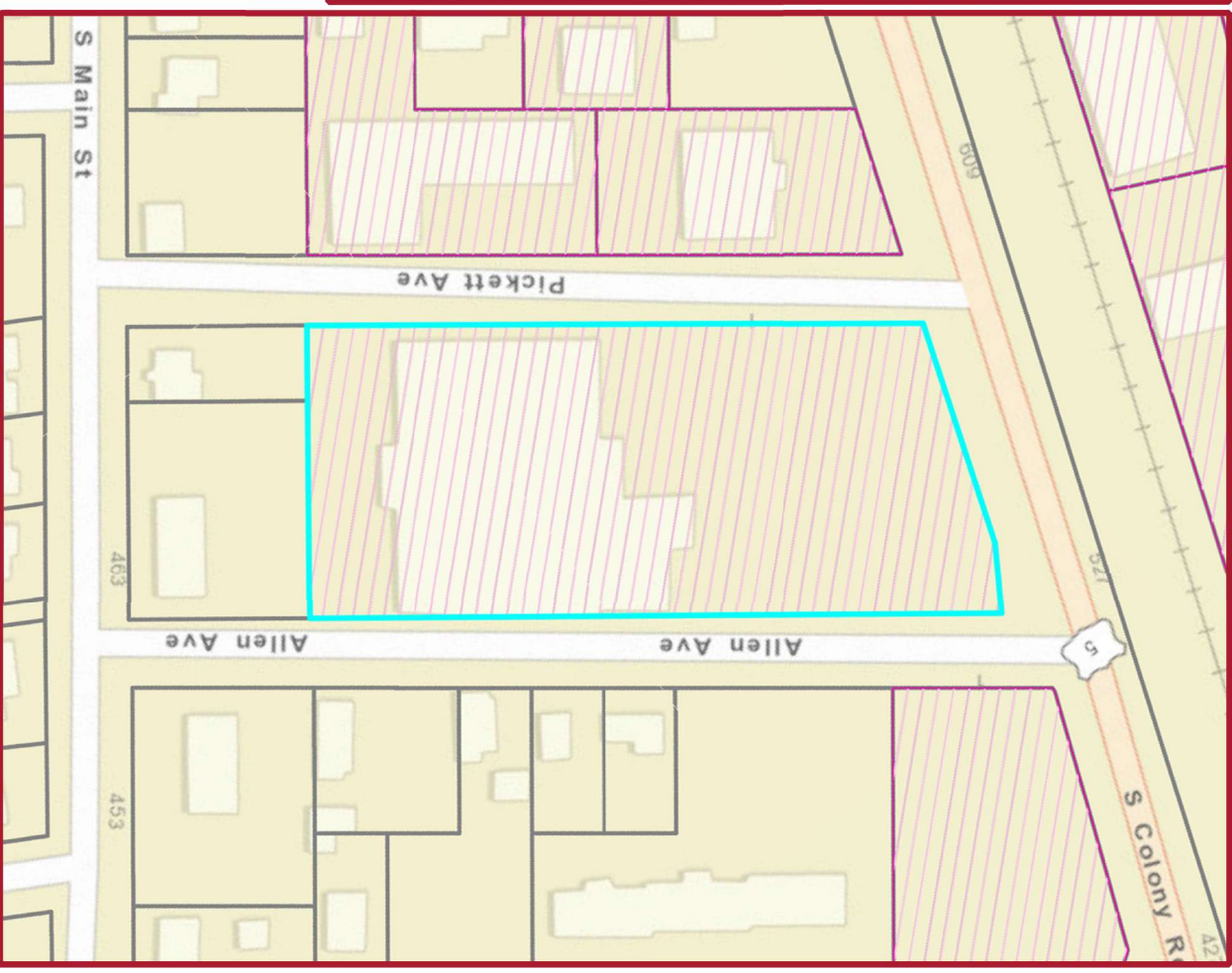
Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.



**600 SOUTH COLONY ROAD
WALLINGFORD, CONNECTICUT**

**A 29,189 SF BUILDING ON 2.1
ACRES IN THE CB-12 ZONE**

\$995,000.00



The GRENTRY GROUP, Realtors

