



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

**34,382 SF Assisted Living Center
& Nursing Home**

**AFFORDABLE HOUSING AS A MATTER OF RIGHT
SALE/LEASEBACK**

REAL ESTATE ONLY – BUSINESS NOT INCLUDED

181 Clifton Street, New Haven, CT 06513



**FOR SALE
\$12,000,000**

**Business is not included in the sale
Sale Leaseback until Nursing home
moves to new location**

**CONVERT TO AFFORDABLE
HOUSING AS A MATTER OF RIGHT**

- 3 story 34,382 sf building
- Currently operating as a Nursing & Rehabilitation facility
- Sale/leaseback offered until business moves
- Possible Rehab facility
- Full Kitchen
- Existing Business to be relocated to new facility



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Property Information

Total Building SF	34,382
Available SF	34,382
Year Built	1958
Ceiling Height	9
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Masonry
HVAC	Heat/AC Pkgs
Electric Service	TBD
Gas	No
Column Spacing	N/A
# of Floors	3
Parking	Parking Lot
Bathrooms	HC Accessible
Frontage	Corner 294' and 284'
Zoning	RS2
Assessment	\$1,947,470
Environmental	TBD
Mill Rate	39.75
Taxes	\$77,412
Taxes/SF	\$2.25

181 Clifton St, New Haven

Comments: Existing business to be relocated to new facility to be built. Owners looking to do a sale leaseback until the new facility is completed. Buyer can use or develop the property at that time. Ideal for non-profit rehab center or adult care facility. Would cost 3 to 4 times the asking price to replace this facility. Many options for this HC accessible medical facility.

Ken Ginsberg
 Broker
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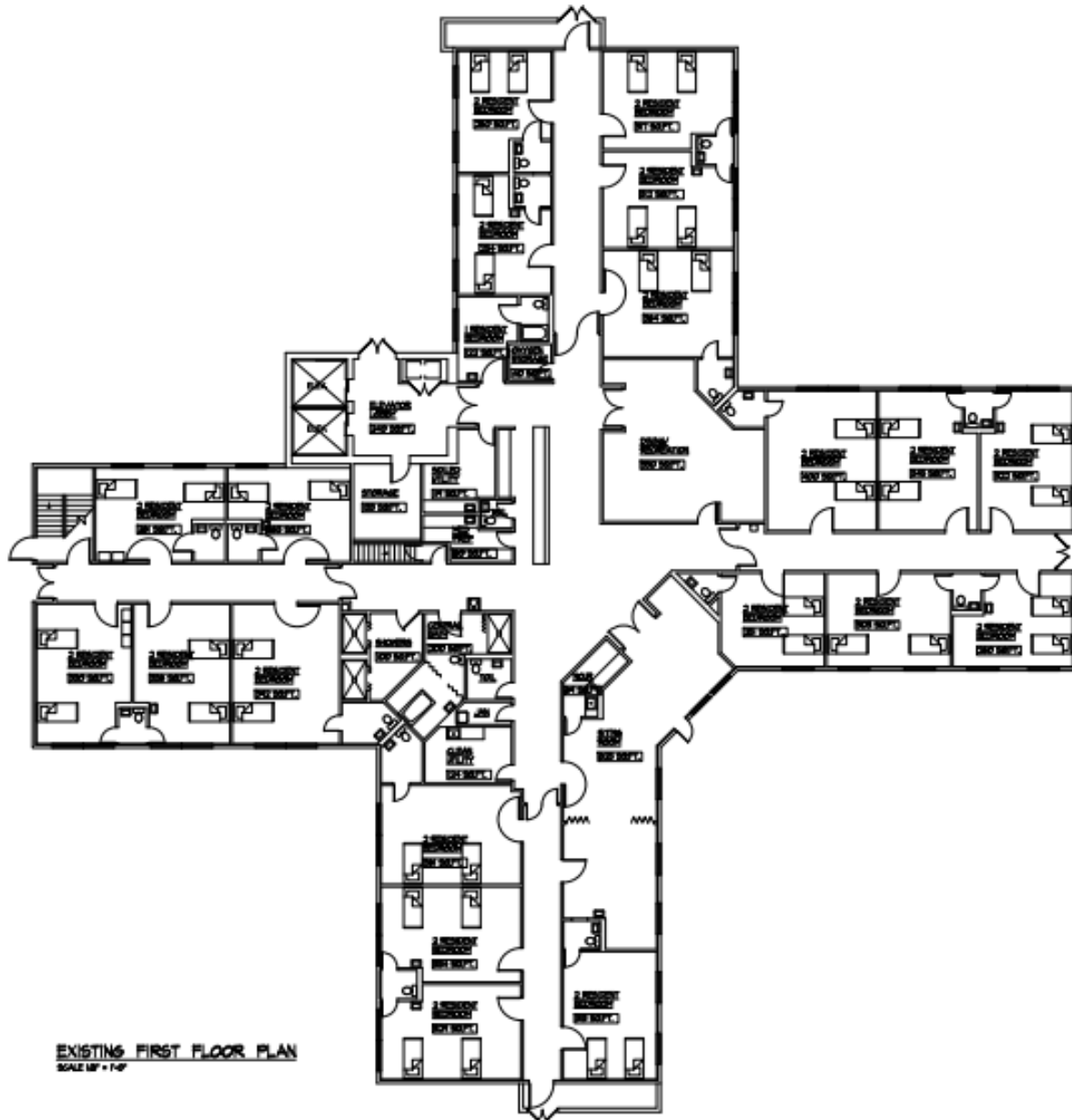


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Floor plans – 2nd floor - 181 Clifton St, New Haven



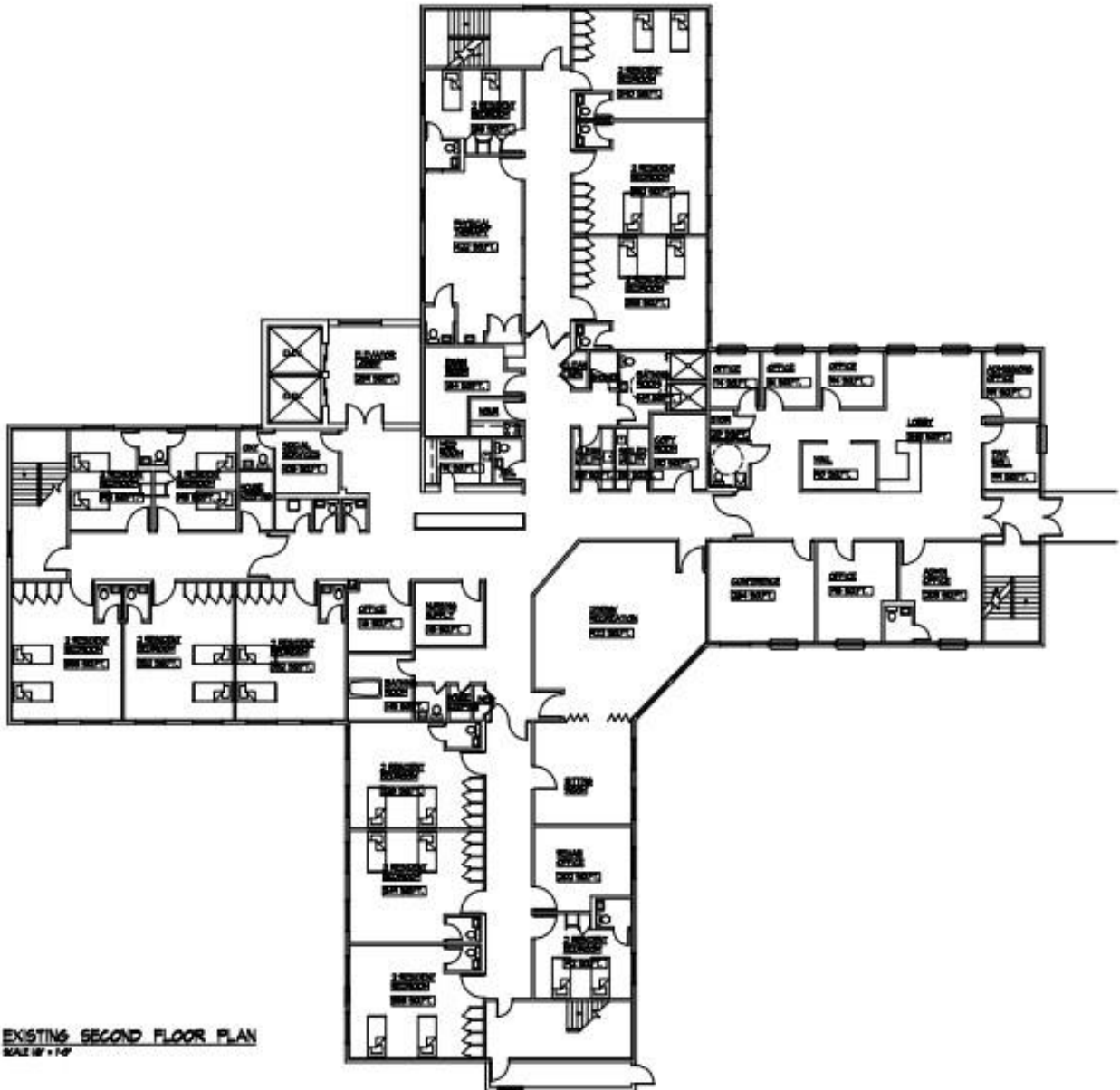


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Floor plans – 2nd floor - 181 Clifton St, New Haven



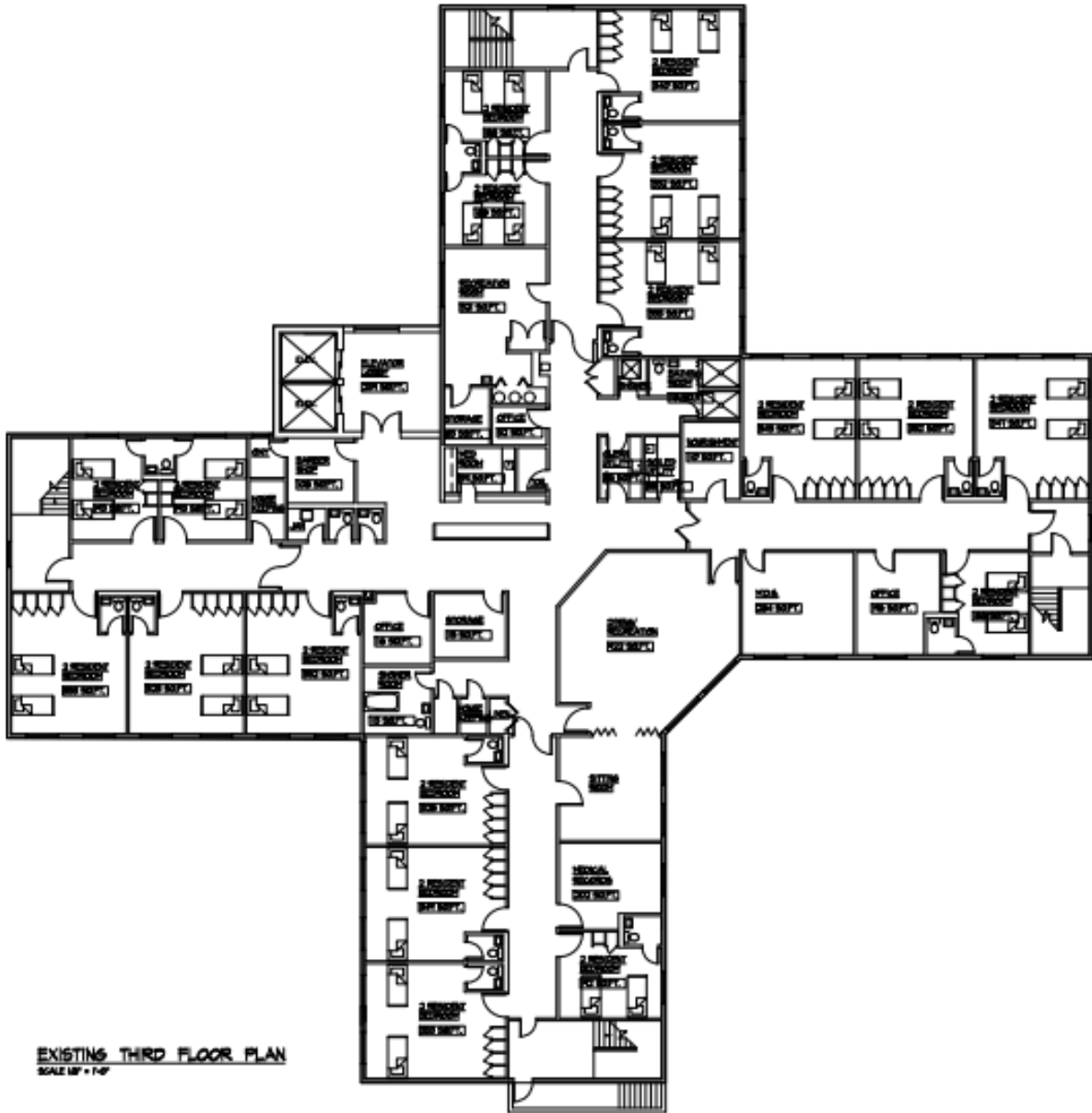


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Floor plans – 3rd floor - 181 Clifton St, New Haven





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Floor plans – Basement - 181 Clifton St, New Haven

