

FOR SALE

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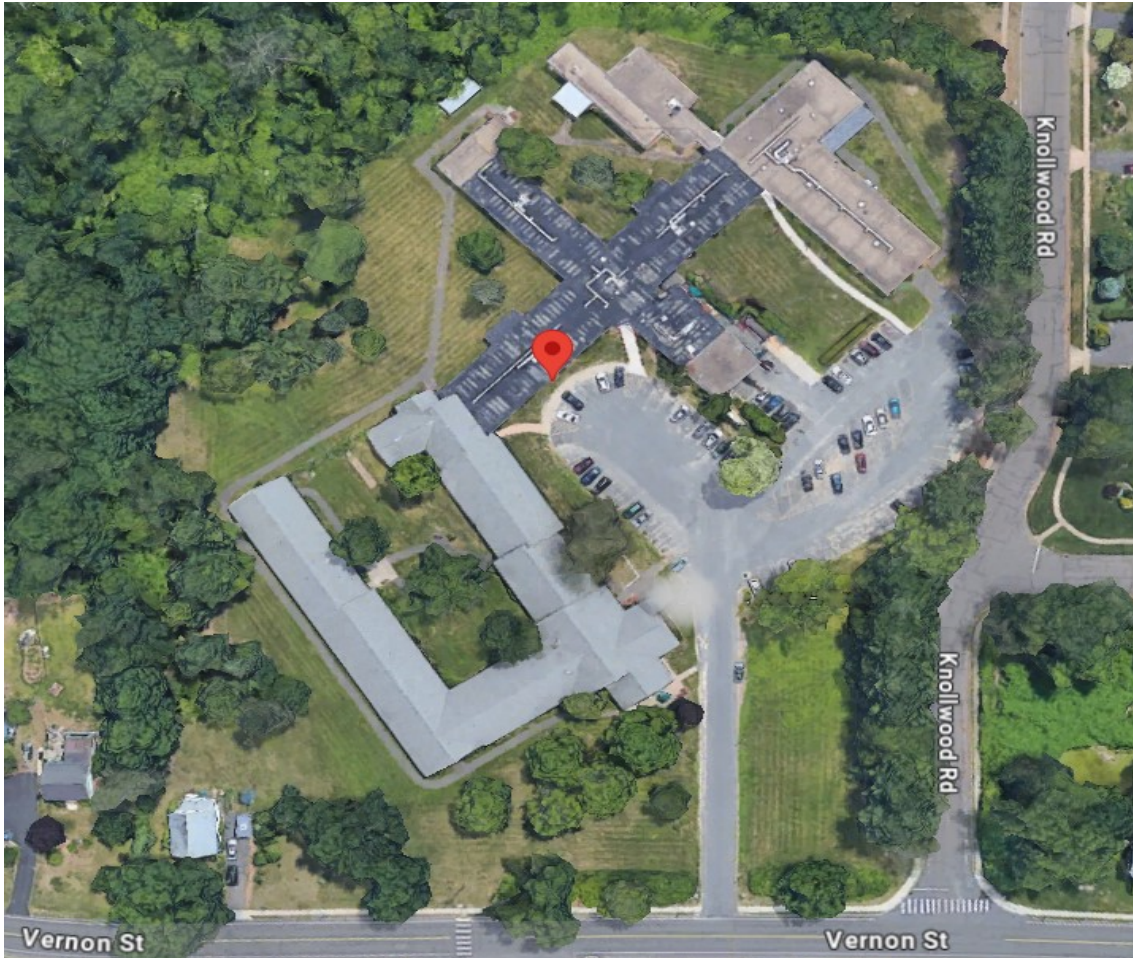
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Middlebury, CT, 06762

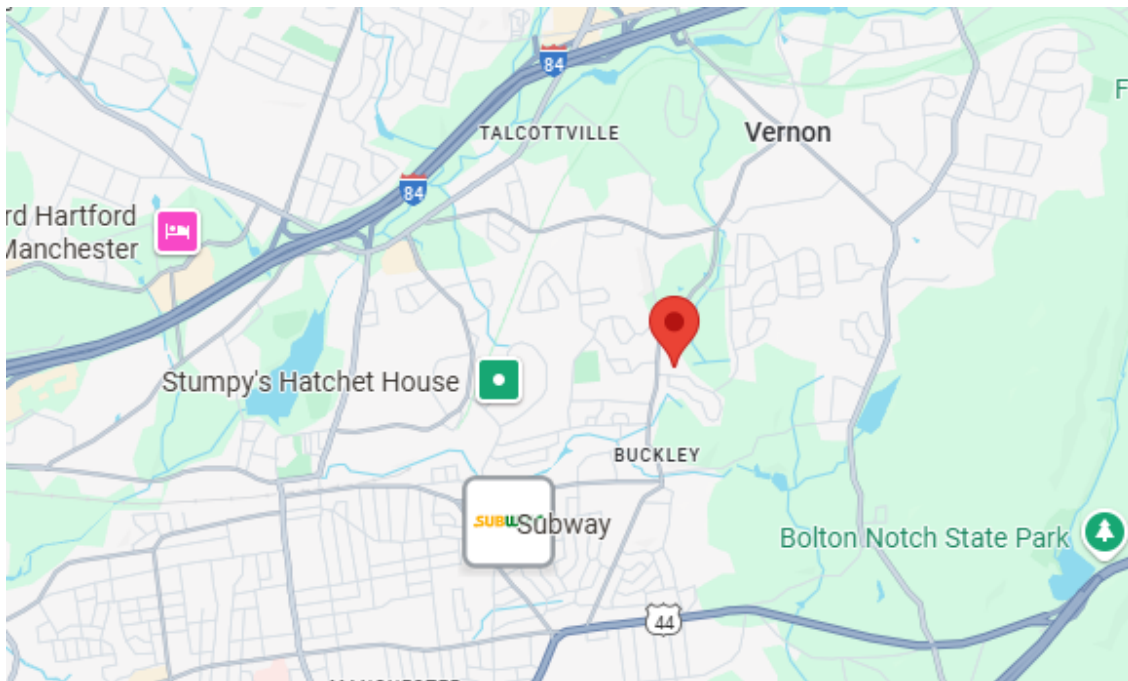


**565 Vernon Street
Manchester, CT 06042**

**Redevelopment Opportunity
Former Skilled Nursing Facility - 49,126 +/- S/F
14.7 Acres
Versatile Site with Flexible Future Use
Potential in the Heart of Manchester
Offered at \$1,795,000.00**

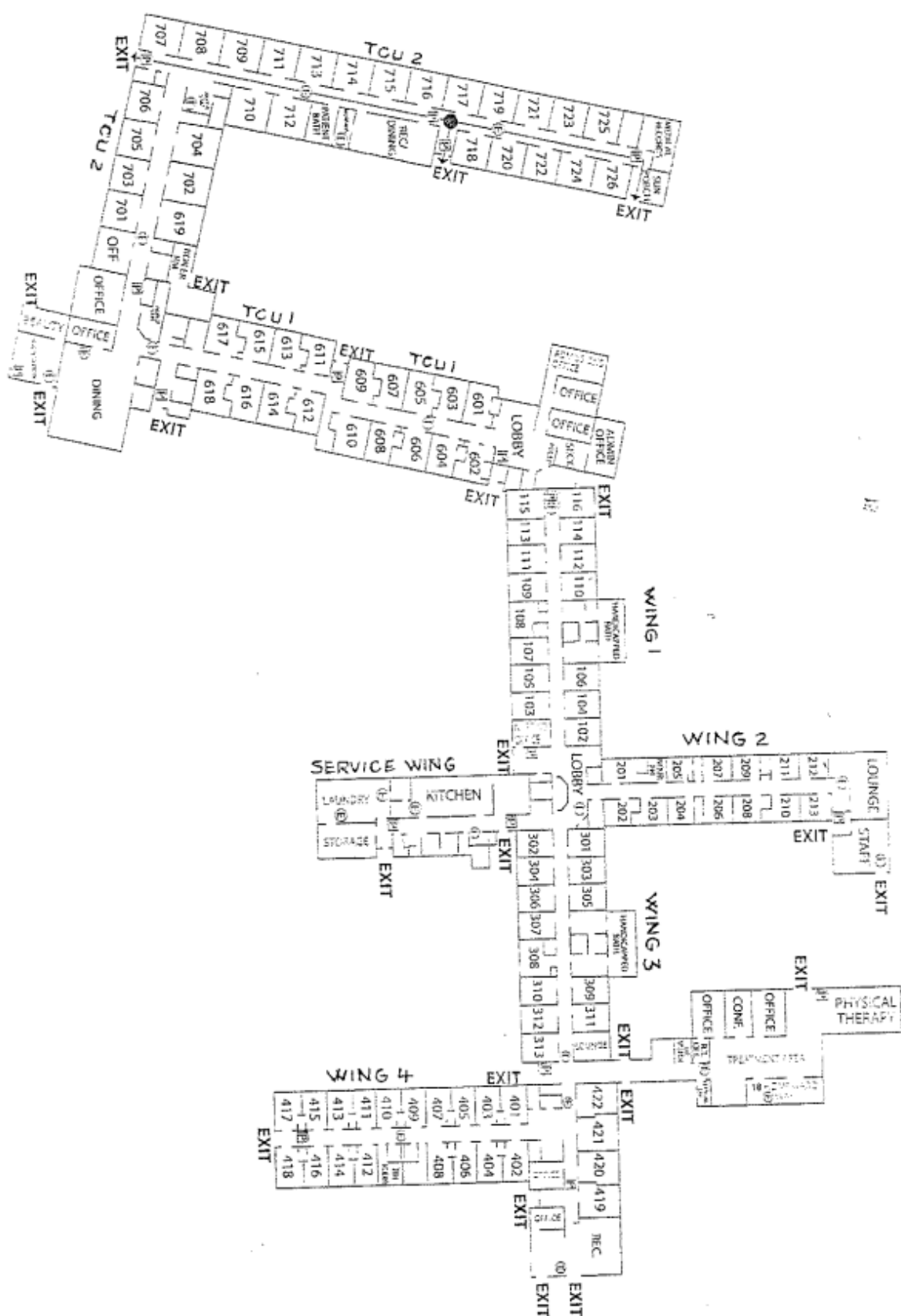
PROPERTY DATA FORM

PROPERTY ADDRESS		565 Vernon Street	
CITY, STATE		Manchester, CT 06042	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	49,126 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	Yes/ dry
Avail S/F	49,126 +/-	Type of Heat	Gas
		OTHER	
		Acres	14.7
		Zoning	RR
		Parking	Plenty on Site
Roof	Tar / Gravel	State Route / Distance to..	RT 8 / .2 miles
Ext. Construction	Masonry	TAXES	
Ceiling Height	9'	Appraisal	\$3,914,900
Date Built		Assessment	\$2,740,000
UTILITIES		Mill Rate	39.82
Sewer	City	Taxes	\$109,122.74
Water	City	TERMS	
Gas/Oil	Yes	Sale	\$1,795,000.00
Electrical Amps/Volts/Phase			



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Crestfield Rehabilitation Center and Fenwood Manor

565 Vernon St

Manchester CT 06040

Licensed Area

Wings 1,2,3,4 and TCU1

42 – Double Resident Rooms

39 – Single Resident Rooms

Total of 123 beds

Unlicensed Area

TCU2

5 – Double Resident Rooms

22 – Single Resident Rooms

Total Both Areas = 155 beds

49.126 sq ft

14.7 acres