

FOR SALE | REDEVELOPMENT/RESIDENTIAL CONVERSION

47,187± SF Former Nursing Home | 3 Stories | 4.68 acres

126 Ford Street, Ansonia, CT 06401

SALE PRICE: \$3,250,000

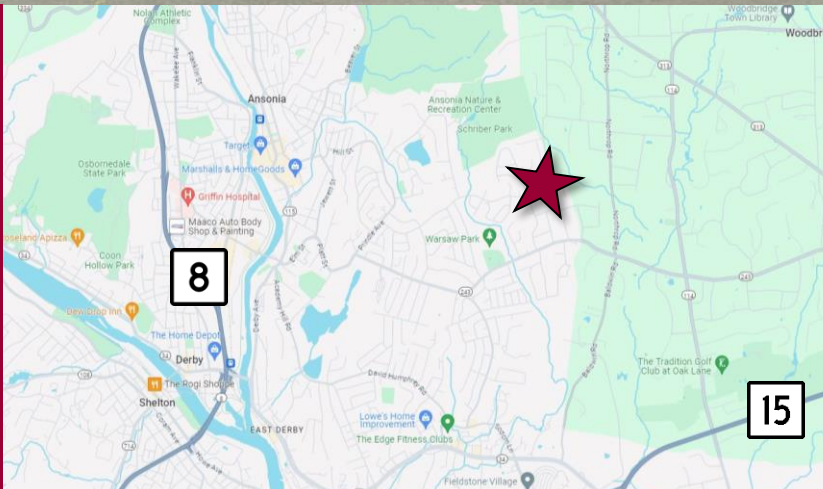


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Property Highlights

- 47,187± SF Building
- Former Nursing Home
- 3 Stories / 52 Units / 90 Beds
- 2 Elevators
- Ample Parking
- 4.68 Acres
- Zoning: A - Residence District
- Frontage: 405'
- Rt. 8/ Route 15 / Wilber Cross Pkwy, Exit 57/58

For more information contact:

Will Braun | 203.804.6001 | wbraun@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA	47,187± SF
AVAILABLE AREA	47,187± SF
OFFICE AREA	1/3 (Lower Level is office)
#UNITS / #BEDS	52 Units / 90 Beds
NUMBER OF FLOORS	3 (Lower Level is office)
ATTIC/BASEMENT	Full Basement
DELIVERY DOORS	1
CONSTRUCTION	Brick & Steel
ROOF TYPE	Tin Gable and Flat
YEAR BUILT	1993

SITE INFORMATION

SITE AREA	4.68 acres
ZONING	A – Residence District
PARKING	Ample
SIGNAGE	Monument & On-Building
FRONTAGE	405'
HWY.ACCESS	Route 8 Route 15 / Wilber Cross Pkwy

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

TAXES

ASSESSMENT	\$840,000
MILL RATE	26.49
TAXES	\$22,251.60

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	100% Wet
ELECTRIC SERVICE	2,000 amps, 600 volt, 3 ph
ELEVATOR(S)	2
GENERATOR	230 KW – Kohler Diesel

COMMENTS 3 floors, include 2 upper floors of living area (52 Units & 90 Beds), lower level is partially at grade, currently built out as office. Building has not been in service for many years. Building Structure appears to be in good condition; however, the Interior, mechanical systems, and roof need to be retrofitted.

DIRECTIONS I-91S toward New Haven, merge onto CT-15 S/Wilbur Cross Hwy S via Exit 17 toward E. Main St., merge onto Derby Ave/CT-34 W via Exit 58 toward Derby, turn right onto Baldwin Rd., turn left onto Ansonia Rd/ CT-243, take the 2nd right onto Ford Rd., take the 2nd left onto Ford Street.

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- Ample Parking
- 4.68 Acres
- Zoning: A - Residence District
- Frontage: 405'
- Route 15 / Wilber Cross Pkwy, Exit 57/58
- Many area amenities
 - Shopping
 - Banking
 - Dining



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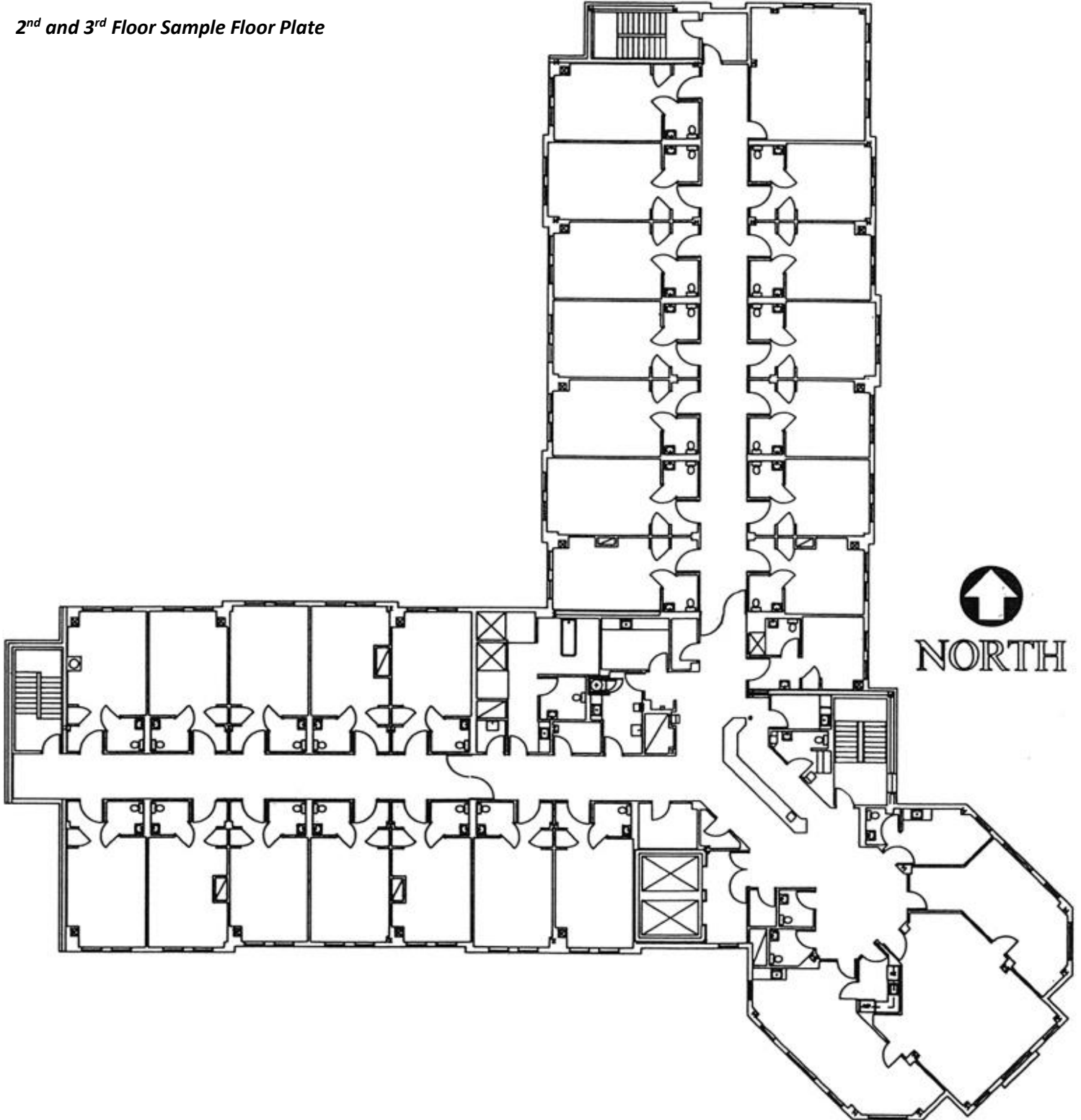
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2nd and 3rd Floor Sample Floor Plate



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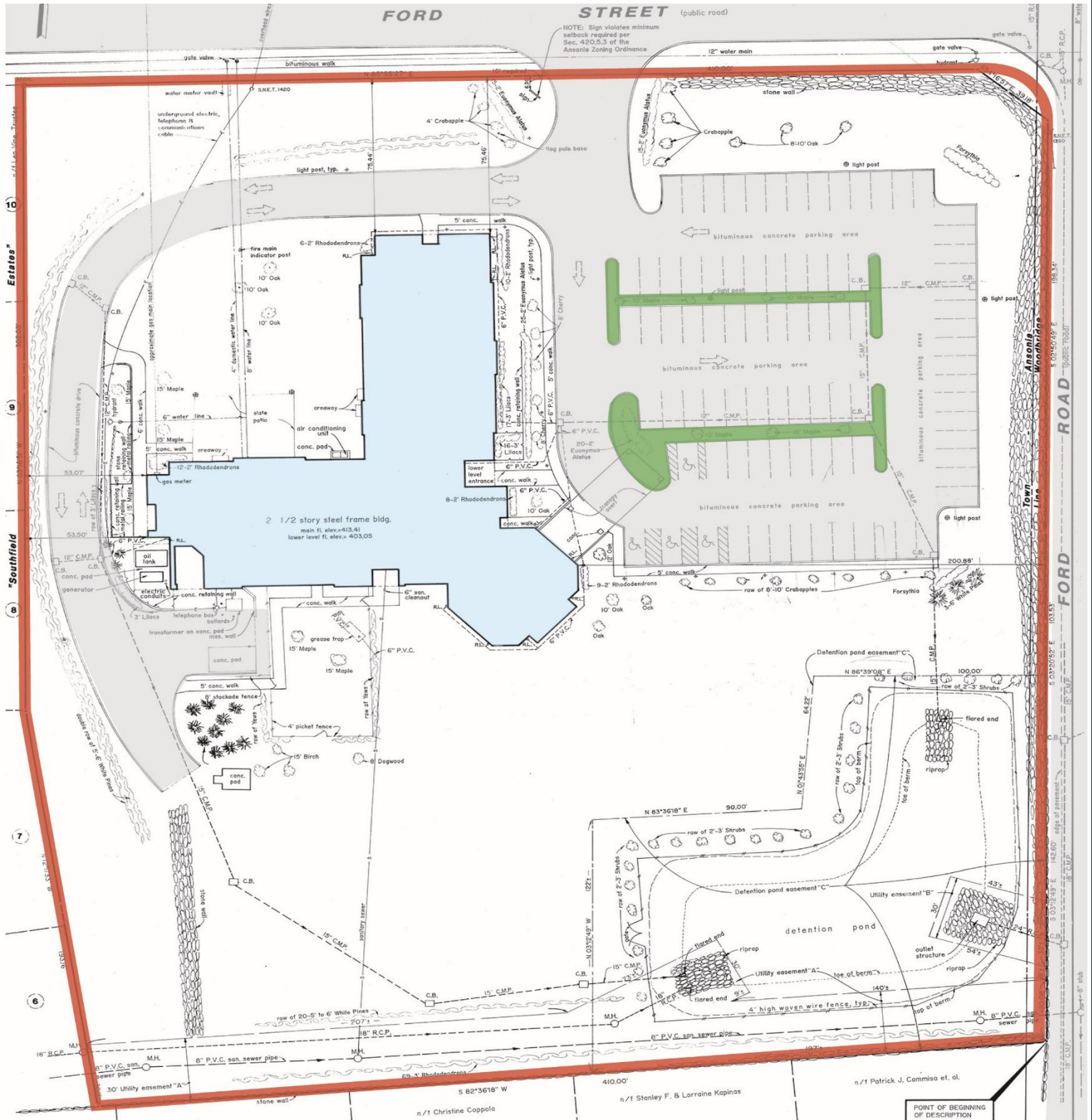
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