



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

Price Available Upon Request

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
 (203) 376-6266
 ken@kngrealty.com

174 Cherry Street
 Milford CT 06460
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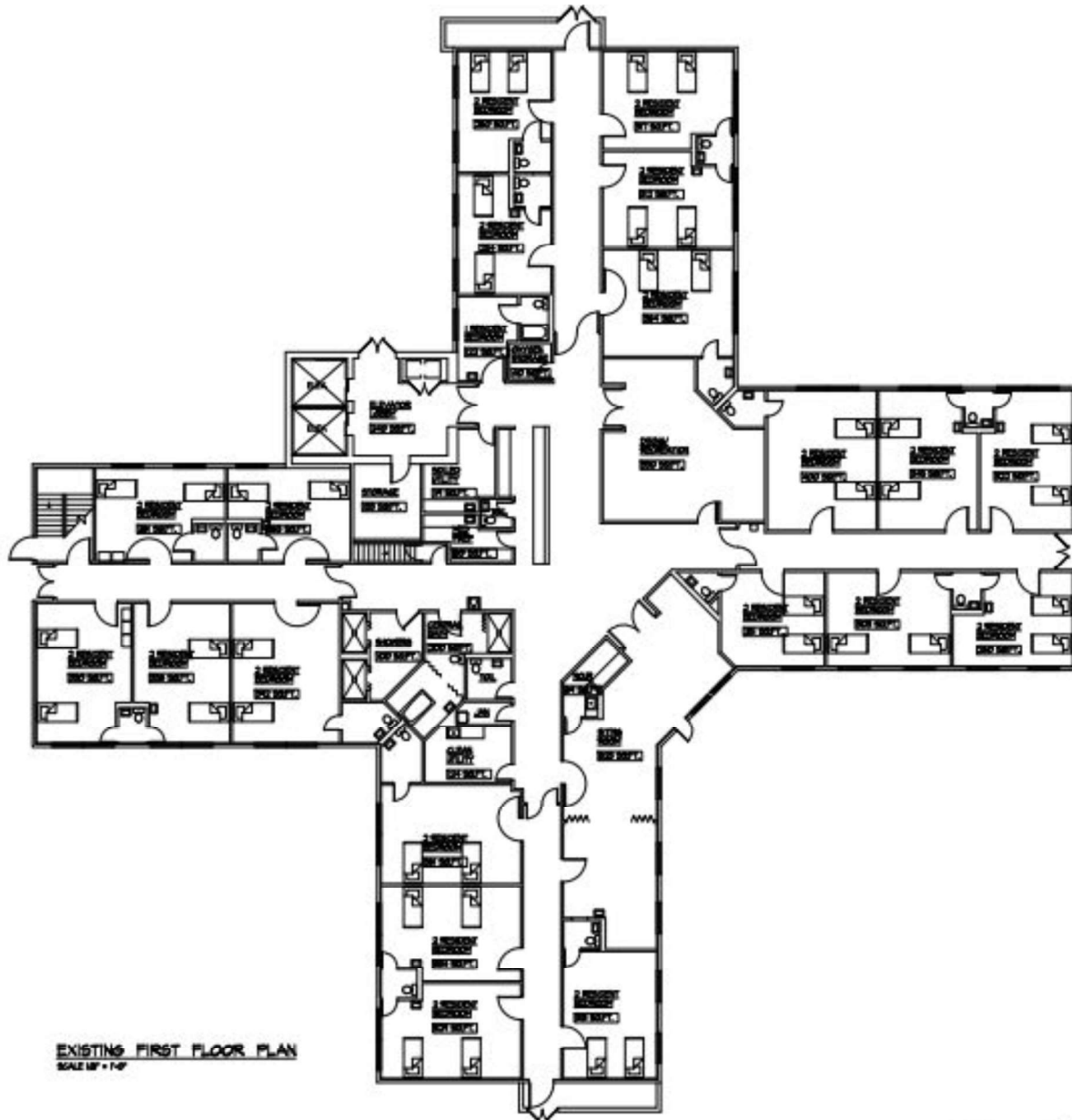


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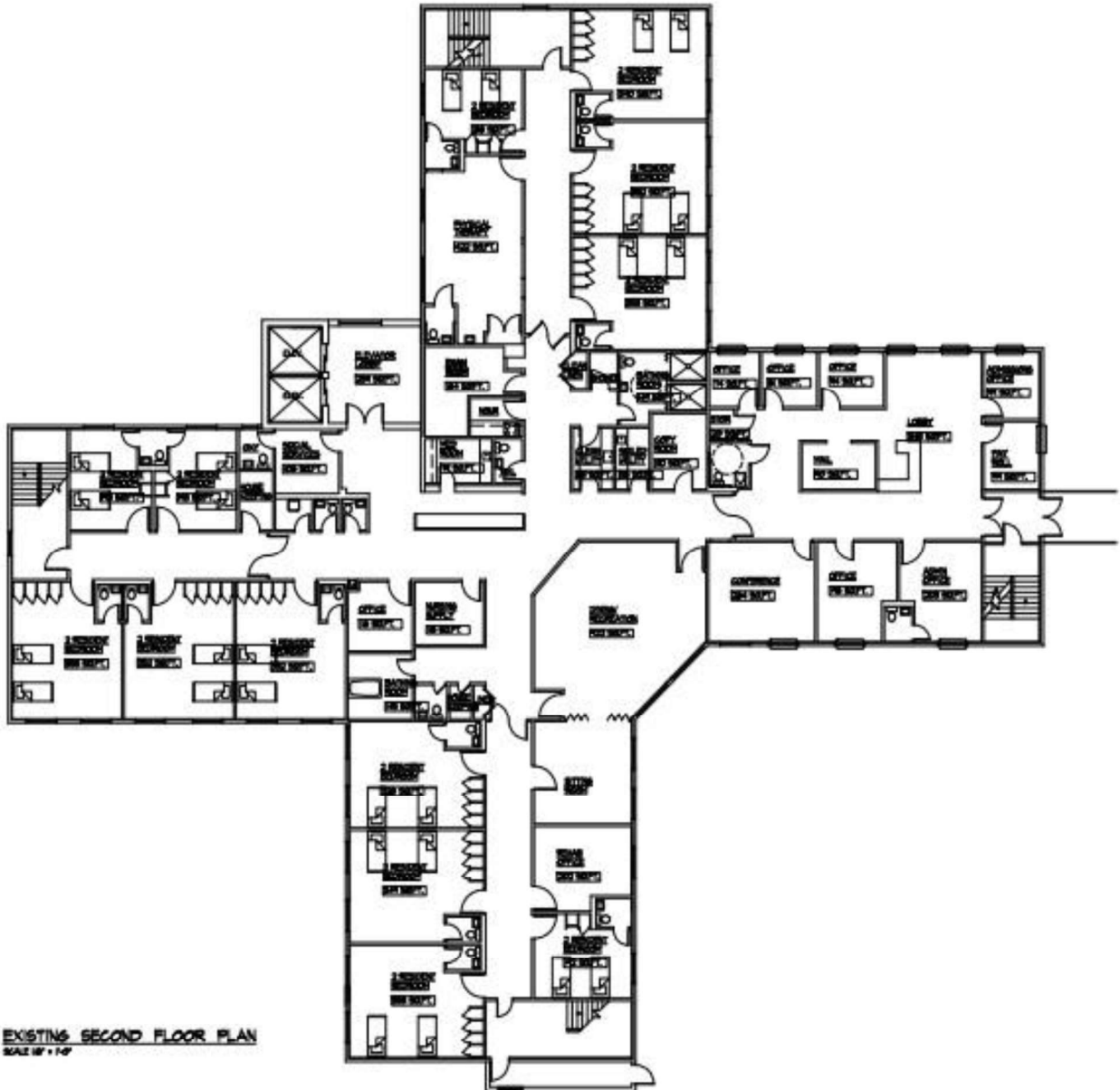
WARECK D'OSTILIO

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





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



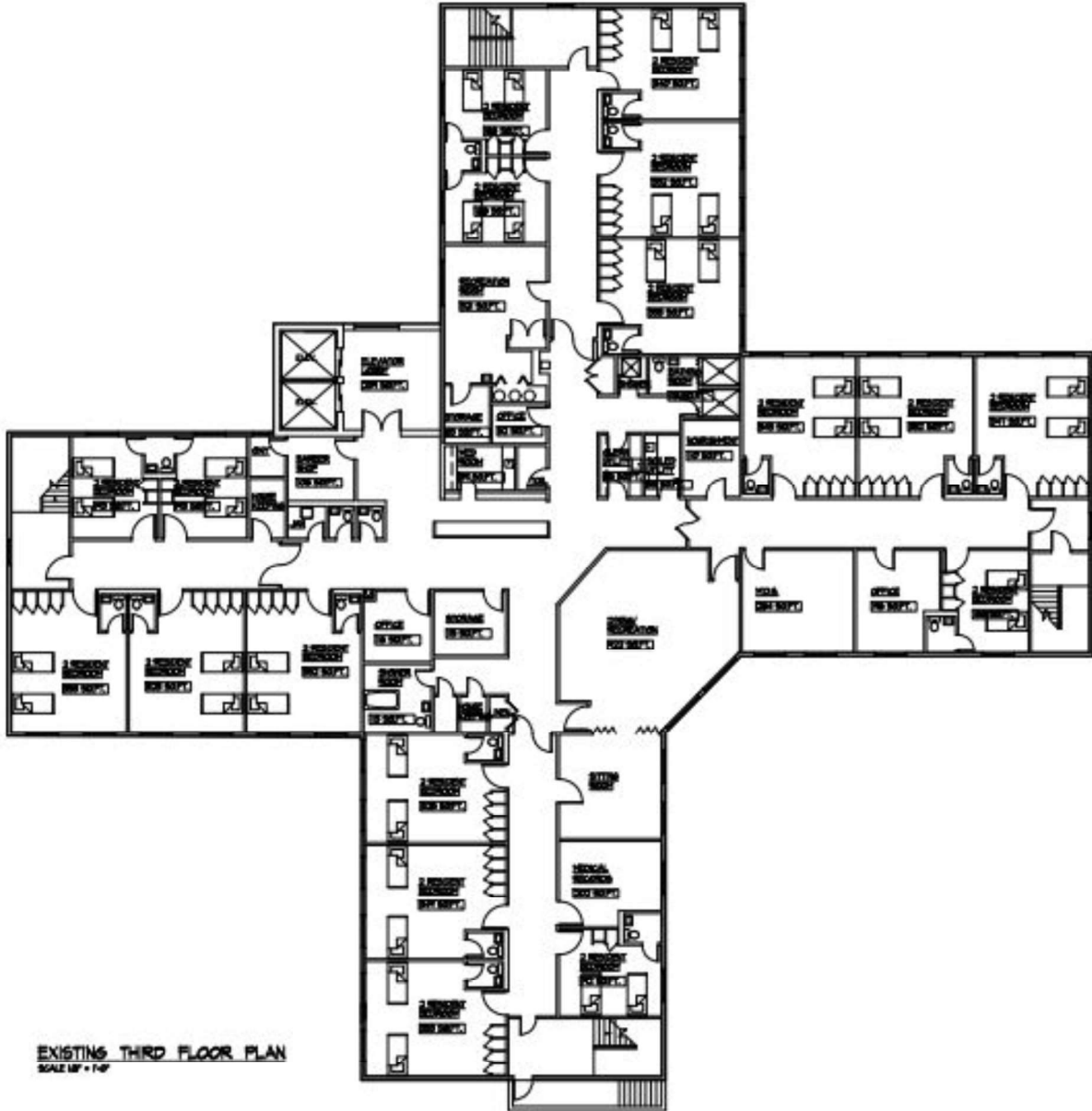


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Floor plans – 3rd floor - 181 Clifton St, New Haven





Floor plans – Basement - 181 Clifton St, New Haven

