

ANCHOR

Real Estate Advisors



AUCTION

DECEMBER 10, 2025

100 VILLAGE WOOD LANE

Penfield, NY 14526

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Anchor Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.

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FOR SALE BY AUCTION



OVERVIEW

This former senior living facility is being sold at auction on December 10, 2025. It is located in the Town of Penfield, NY, within walking distance of the Four Corners. The property is currently vacant but was recently operated as a licensed Memory Care (MC), Assisted Living (AL) and Independent Living (IL) complex. These three (3) components each had their own entrance, receiving area, administrative offices, dining areas and lounges. There is a courtyard that is contained by each building section providing an outdoor, landscaped area for residents.

The gross building area is 108,533 sf situated on 9.03 Acres of land. There are two (2) contiguous parcels that make up the property. The property was licensed for 178 assisted living and memory care beds. There is a total of 201 units with 214 beds. The original construction took place in 1981 and consisted of the MC and AL portions. The IL was added on in 1995. This "C" shaped addition of three (3) stories connected two wings of the AL section, creating another outside courtyard surrounded by the units.

Improvements include a new roof over the entire complex approximately 6 years ago, and a new backup Generator that is 1 year old. The IL Wing has new window HVAC units and 22 of the units updated with plank vinyl flooring and new appliances. This portion also has new hot water tanks, and several of the HVAC units that heat and cool the common areas have been replaced in the last year.

ZONING & USES

The property is zoned Four Corners District (FC), which has no uses by right. The previous use of Senior Living and Care "shall be permitted to continue to operate as is" according to the zoning language. The license to continue such operations is not part of the sale and would need to be obtained by a purchaser.

The entire permitted uses language is provided on the next page. There are a number of uses outlined by the town code that are permitted with a conditional use permit which include: Retail Stores, Restaurants, Professional and Medical Offices, Financial Institutions, Gasoline Service Station, Places of Worship, k-12 Schools, Child Care and Nursery Schools, Instructional Schools, Photo Studios, Art Galleries, Senior Living Facilities and Skilled Nursing Facilities, Residential Structures, Off-Street Parking Lots and combinations of conditionally permitted residential and nonresidential uses.

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PROPERTY DETAILS

BUILDING

Building Size	108,533 SF
Net Rentable Sf	60,479
Built	1981-82 MC & AL, 1995 IL
Total No. of Units	201
Roofs	Pitched
No of Stories	1, 3
Total No. of Parking Spaces	75
No. of Handicap Accessible Parking Spaces	4

PROPERTY

Street Address	100 Village Wood Lane
City, State, Zip	Penfield, NY 14526
County	Monroe
Property Type	Senior Living and Care
Zoning	Four Corners District (FC)
Lot Size	9.03 Acres
No. of Parcels	2
APN #'s	139.10-2-5./MAIN 139.10-2-5./WATR
Total Assessment	\$8,255,700.00
Total Taxes	\$276,101.60

FOUR CORNERS DISTRICT (FC) - PERMITTED USES LANGUAGE

"The Four Corners District shall have no uses permitted by right. Any uses existing at the time of the effective date of this section, as amended or changed, shall be permitted to continue to operate as is. Any future changes in use or intensity of use within the district will be subject to the regulations contained in this section."

UNIT BREAKDOWN

Unit Type	Care Type	Average Square Feet	Number of Units	Number of Beds Per Unit	Number of Beds	Percent of Total GBA	Total Rentable SF
Studio	Independent Living	400	24	1	24	8.8%	9,600
1 Bedroom	Independent Living	563	35	1	35	18.1%	19,688
Companion	Assisted Living	264	9	2	18	2.2%	2,376
Studio	Assisted Living	183	86	1	86	14.5%	15,738
1 Bedroom	Assisted Living	441	5	1	5	2.0%	2,205
Companion	Memory Care	364	4	2	8	1.3%	1,456
Studio	Memory Care	200	38	1	38	7.0%	7,600
Totals			201		214	54.1%	58,663
Plus Common Areas						45.9%	49,871
Total Gross Building Area							108,533

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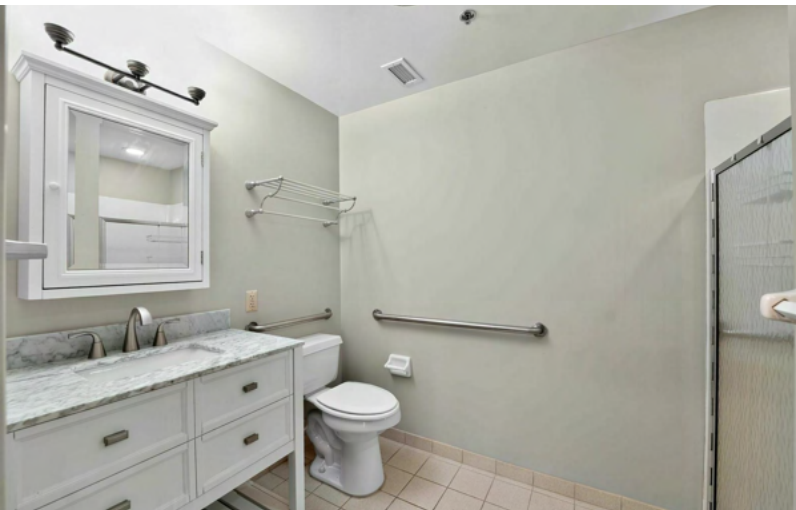
INDEPENDENT LIVING (IL) WING

Built in 1995, this wood frame structure has a total of 59 Independent Living units with two (2) floor plans. The 24 Studios contain 400 sf and the 35 1-bedroom units are 563 sf. The lower level has 8 living units, laundry room, storage room, mechanical rooms and an activity room. The main level has the main entrance with 23 units, Kitchen, dining, lounge and laundry room. The second floor has 28 apartments, along with a library, laundry room and lounge. There is a passenger elevator servicing this building from the Lower Level to the Main Floor lobby to the Second Floor.



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INDEPENDENT LIVING PHOTOS



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ASSISTED LIVING (AL)

In this section there are 9 companion units of 264 sf each, 86 studios of 183 sf each and 5 - 1-bedroom units of 441 sf each. There are two large dining rooms at each end of the kitchen along with multiple lounges, a chapel, administration offices and mechanical rooms.

Of this total, 38 of these apartments are considered "Enhanced Assisted Living". There are additional dining areas, activity rooms and lounges.

The buildings containing MC and AL were built in 1981 with slab on grade, wood frame construction with brick veneer. There is a small second story above the front portion of the AL, utilized for storage and access to several HVAC units.



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ASSISTED LIVING PHOTOS



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ASSISTED LIVING PHOTOS CONT'D



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MEMORY CARE (MC)

Containing a total of 42 rooms, this space has 4 “companion” units of 364 sf each, and 38 studios with 200 sf each. Meals for residents of this wing were prepared in the large Kitchen located in the Assisted Living building. Each unit contains a bathroom and open area for their bed.



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MEMORY CARE PHOTOS



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ADDITIONAL PHOTOS



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The Town of Penfield is the sixth largest town in Monroe County, covering a land area of 37.85 square miles with an estimated population of 38,870 residents. Local government is comprised of an elected town supervisor, town board, town clerk, and town justices. The town board appoints community members to decision making and advisory boards and committees.

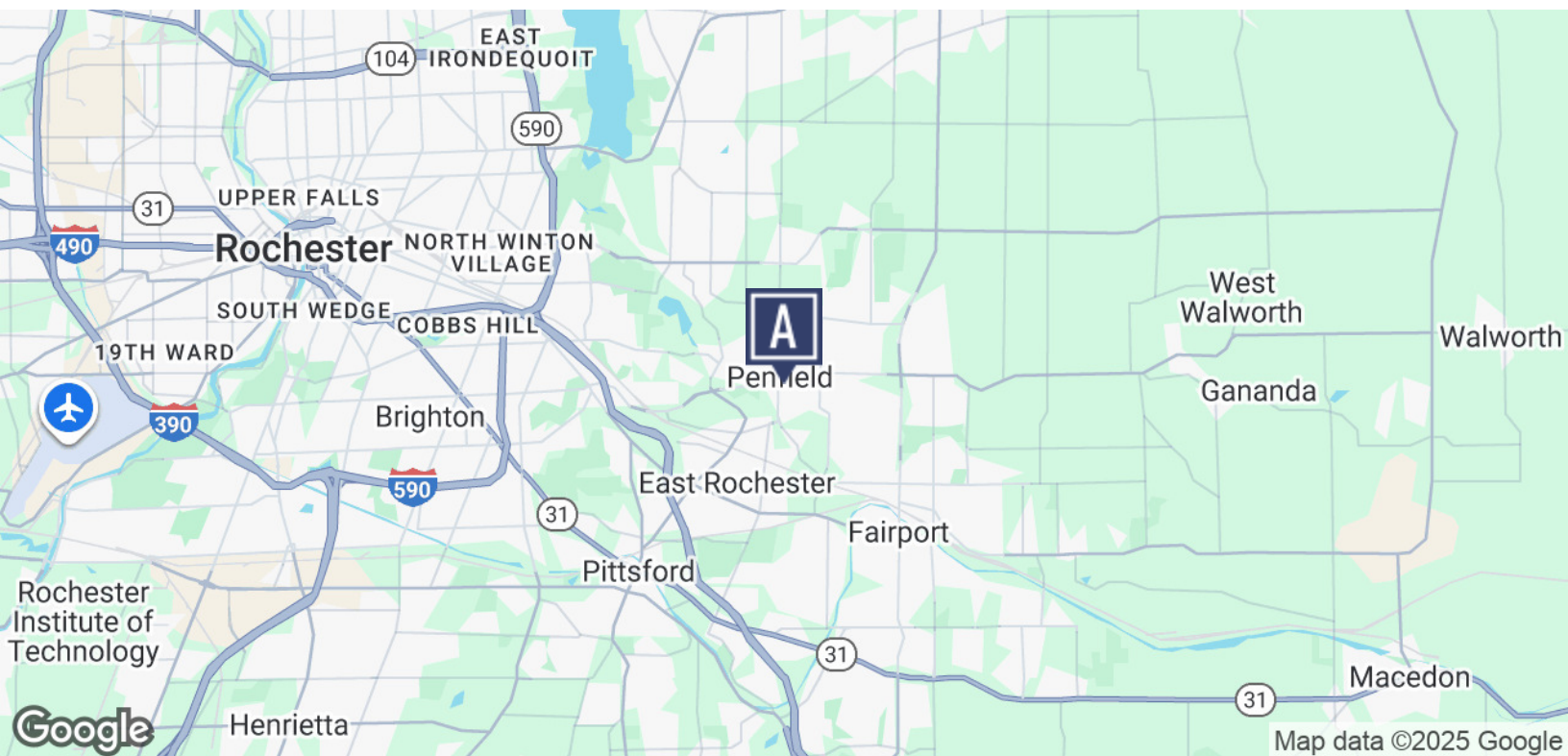
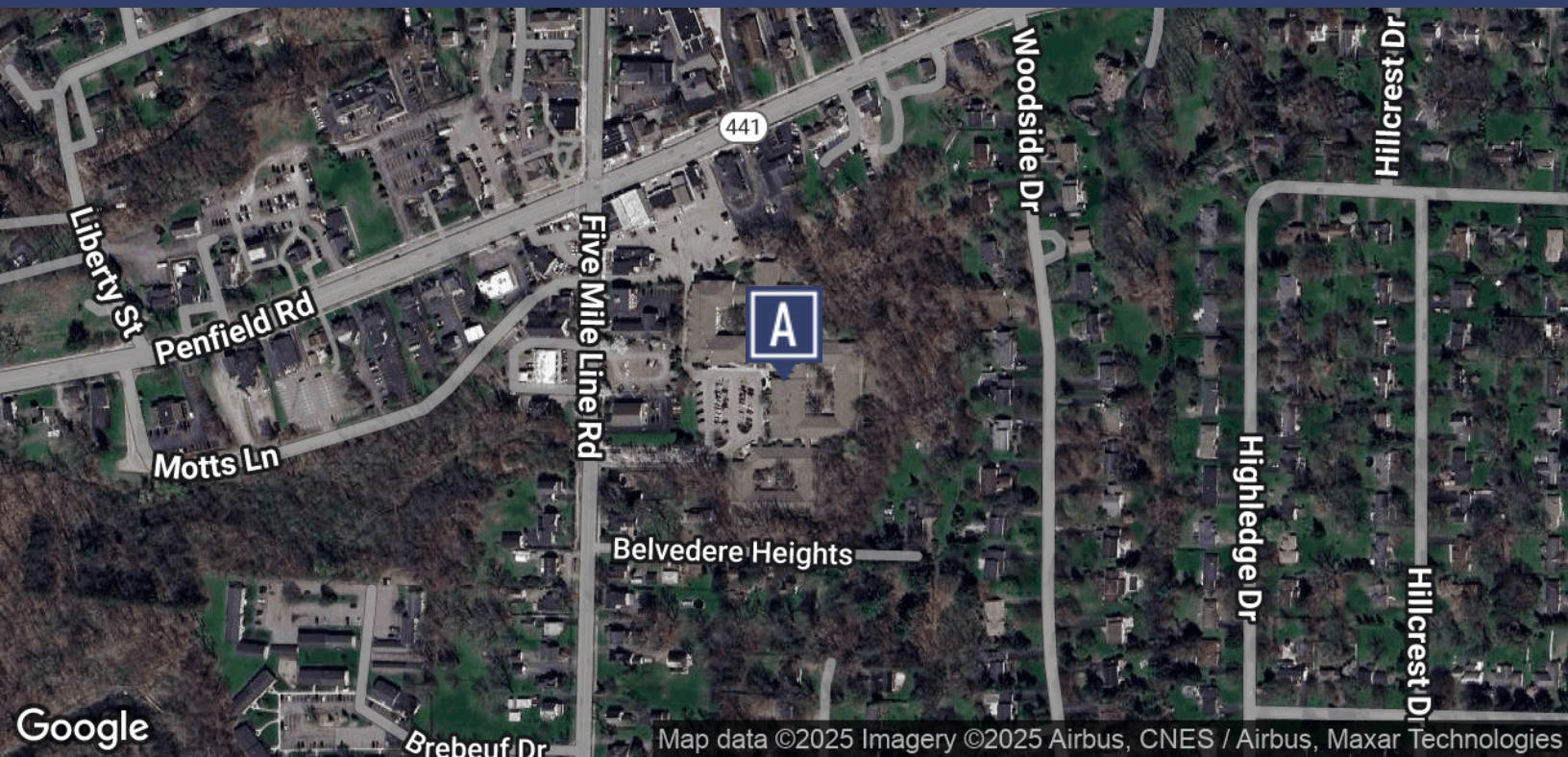
Penfield is one of the fastest growing communities in the county, this is attributed to the rich history and overall quality of life. Individuals and families are attracted to Penfield for the quality of schools in the Penfield and the Webster School Districts that serve the community, a vibrant music scene, and rich performing and visual arts communities. With more than 1,400 acres of open space and parkland, and hundreds of miles of trails, walkways, and sidewalks, residents have plenty of opportunities to be active, be well, and enjoy life.

Four Corners, the intersection of Five Mile Line Road and "the road to the mills" (Penfield Road), serves as the central hub for both business and residential activities within the town. Many of the buildings in this area, now well over 200 years old.

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MAPS



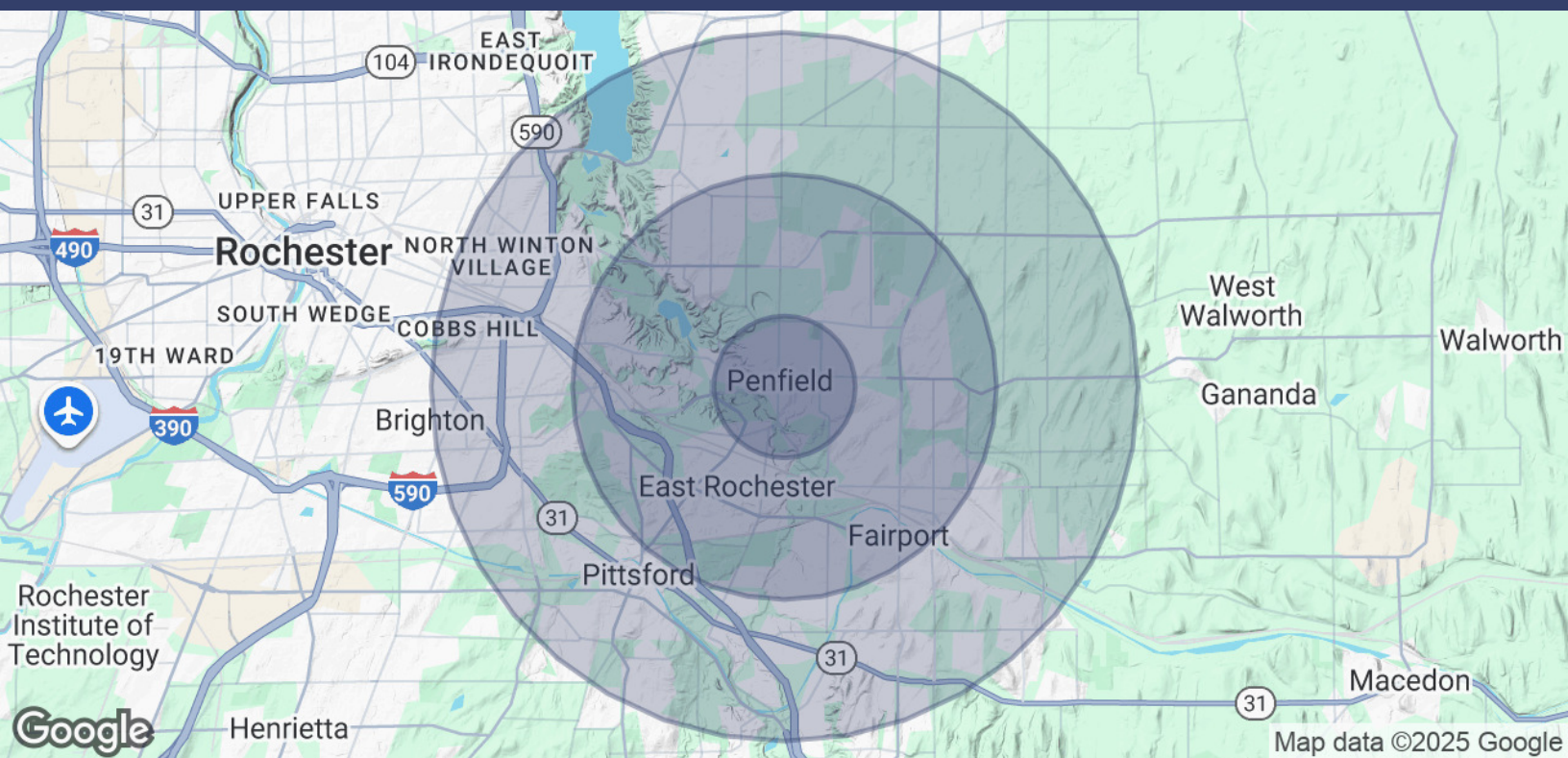
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,905	56,449	148,684
Average Age	45	44	44
Average Age (Male)	43	42	42
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,134	23,694	64,527
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$99,674	\$117,747	\$128,193
Average House Value	\$250,855	\$303,332	\$312,361

Demographics data derived from AlphaMap