



REGENCY
REAL ESTATE

by David Aurigemma

Mu
MUSTAFA MUAREMI
REALTOR



Owner / Applicant:
Beach Building LLC
50 Beach Road
Wolcott, Connecticut 06716
(203) 879-8066

Assisted Living Facility
Prepared For
Beach Building LLC
50 Beach Road
Wolcott, Connecticut

Pustola & Associates
ENGINEERS - CONSTRUCTORS
1000 KENNEDY BLVD
SUITE 200
WILMINGTON, CT 06097-2000
PH: 203-796-6100 FAX: 203-796-6100

*Revised Plan Approved
at 3-18-15 P+Z Mtg
Res. Date of 2/18/15 SSM
signature*

| LOCATION MAP | PLAN LEGEND | DRAWING LIST |
|--------------|-------------|--------------|
| | | |

#12-476

50 BEACH RD

\$4,500,000.00

WOLCOTT, CT

**23.95 ACEARS COMBINED -FORMAL NURSING HOME
+ADDITIONAL PARCEL W/ APPROVED PLANS FOR 140 UNIT
ASSITANT LIVING FACILITY**

Mustafa Muaremi 860-877-4682
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For Sale
Former Assisted Living/Skilled Nursing

Executive Summary



PROPERTY OVERVIEW

The former Wolcott View Manor offers a unique opportunity to obtain 23.95 acres of redevelopment potential, located in the heart of Wolcott, Connecticut, and consists of three contiguous parcels with substantial existing infrastructure and pre-approved expansion potential. The main parcel features a ±50,000 square foot former skilled nursing facility with 129 Beds, consisting of 73 rooms -17 private, 56 semi-private, 10 semi-private have full baths, the remaining 46 have shared half baths. 10 semi-private rooms share a full bath between 2 patient rooms, and 12 of the private rooms have full baths. Administrative offices and full support areas, including lounges, dining, therapy space, and medical infrastructure.

A second ±13,000 square foot annex building previously operated as a daycare and housed laundry facilities, garage bays, and flex-use areas, offering a wide range of repurposing potential. The third parcel, accessible via Evas Terrace, offers a strategic secondary access point and is included in a conceptual site plan for a 140-unit assisted living facility.

The site is fully sprinklered, served by public utilities (to be verified), and zoned GC, allowing for a wide array of redevelopment opportunities, including assisted living, transitional housing, medical campus, or mixed-use residential. Its proximity to I-84 and nearby Waterbury hospitals makes it an ideal candidate for healthcare or senior-living-focused expansion.

OFFERING SUMMARY

| | |
|---------------------|------------------------------|
| Sale Price: | \$4,500,000 |
| Size: | 63,551 SF |
| Combined Acreage | 23.95 Acres |
| Total Patient Beds: | 129 |
| Total Patient Room | 73 |
| Semi-Private: | 56 |
| Private Rooms: | 17 |
| Parking Spaces: | 136 |
| Year Built: | 1980 |
| MBN: | 113-4-5H, 113-4-5B,107-4-10A |
| Zoning: | GC |
| Market: | CT |

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Town of Wolcott



Aerial 2019

Red: Band_1

Green: Band_2

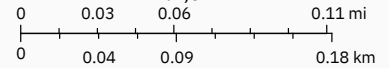
Blue: Band_3

Parcels

Other Impervious

Buildings

1:4,514



UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Wolcott and its mapping contractors assume no legal responsibility for the information contained herein.

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REB.0792224 RES.0818283

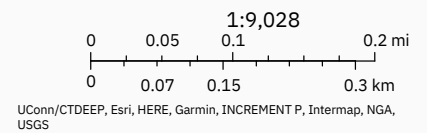




Town of Wolcott



- Blue: Band_3
- Red: Band_1
- Green: Band_2
- Other Impervious
- Parcels
- Buildings



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 REB.0792224 RES.0818283



Main Building



136 Parking Spaces

*Current Facility



Outdoor Hall



Multiple Courtyards



Dimensions

ANNEX BUILDING

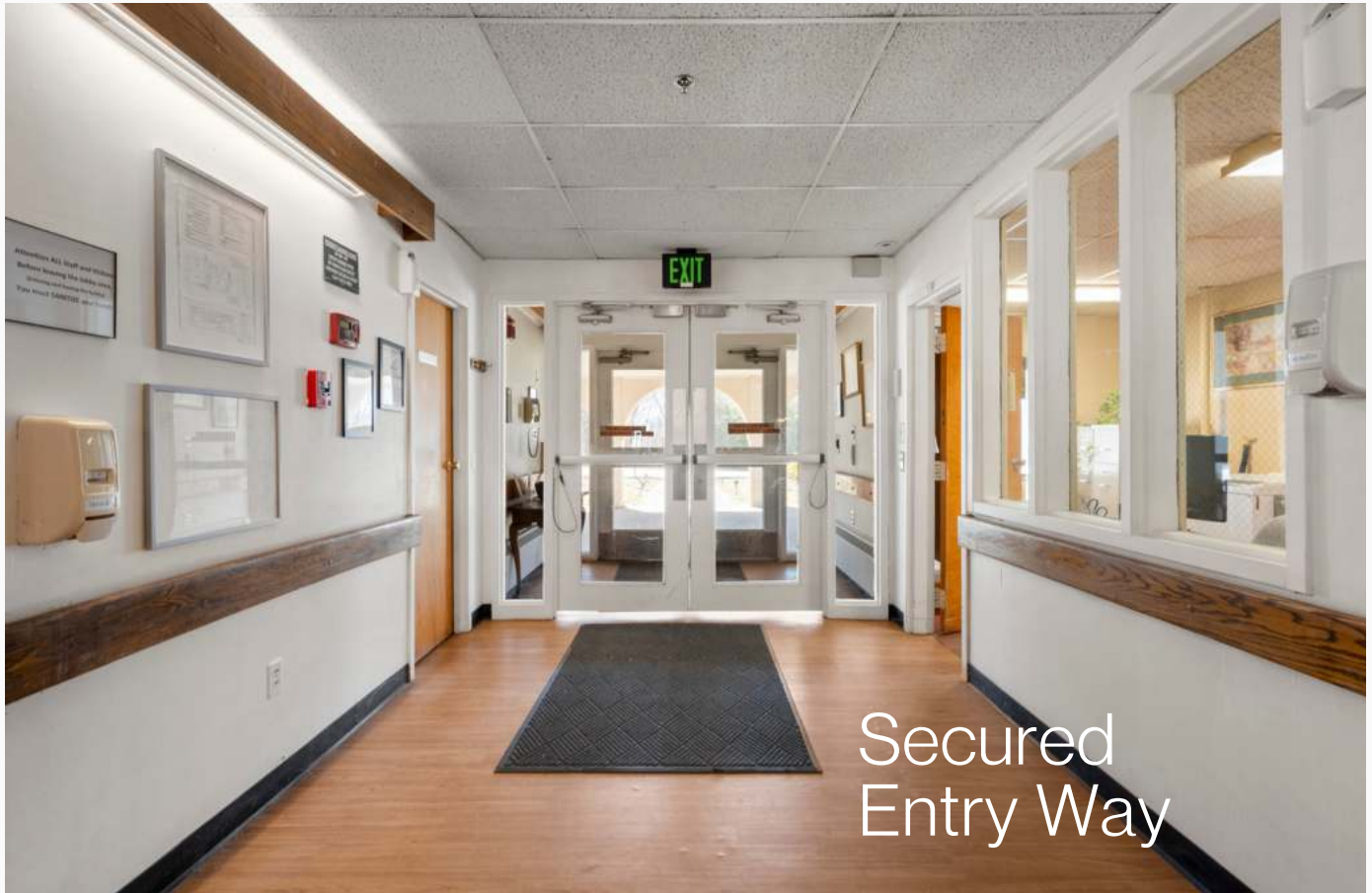
Rear of
Annex
Building:
Former
Daycare



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Secured
Entry Way



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Dining Hall



DINING HALL



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FULLY EQUIPPED
KITCHEN





EXIT

Out of Order
Do Not Use



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129 Bed Facility



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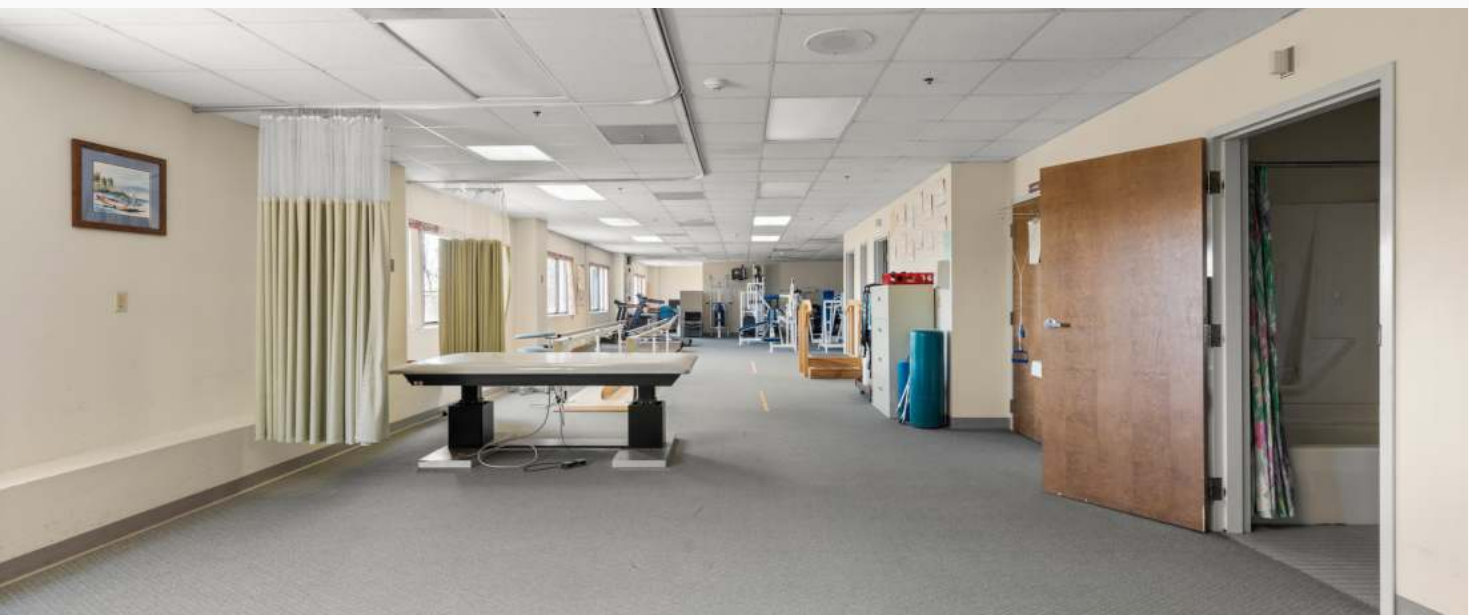


73 Rooms: 17 Private + 56 Semi Private





Fully Equipped Gym / Physical Therapy



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SCAN HERE

FOR VIRTUAL TOUR



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**Contact us today with any
questions.**



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