



## DEVELOPMENT OPPORTUNITY

**38,000 SF on 11.2 Acres**

**FOR SALE**

**193-201 Clintonville Road  
North Haven, CT 06473**

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**Commercial Associate**

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**Pearce Commercial**

**393 State Street**

**North Haven, CT 06473**

#### **Specifications:**

**Building Size** 38,000 SF On 11.23 Acres

#### **Features**

- Single-story facility
- Fully Air Conditioned
- Extremely well maintained
- Large commercial kitchen & dining area
- Numerous private rooms
- Back-up Generator

**Occupancy** Immediate

**Zoned** R-20

**Sale Price** **\$2,400,000**



## PROPERTY FACT SHEET

### BUILDING FACTS

**USE:** Former 120 bed Elder Care/Nursing Home  
**NUMBER OF FLOORS:** One  
**YEAR BUILT:** 1982  
**CONSTRUCTION TYPE:** Concrete Block with Brick facade  
**ROOF TYPE:** Flat membrane - 2002  
**FLOOR TYPE:** Concrete slab, vinyl & ceramic tile, carpet  
**SPRINKLER:** Yes  
**SPRINKLER TYPE:** Dry  
**HEAT:** Two gas fired Peerless Boilers  
**AIR CONDITIONING:** Central  
**HIGH CEILING HEIGHT:** 10 ft.  
**LOW CEILING HEIGHT:** 8 ft.

### OTHER AMENITIES

FULL COMMERCIAL KITCHEN  
COMMERCIAL LAUNDRY ROOM  
OUTSIDE STORAGE BUILDING  
W/OVERHEAD DOOR

### UTILITIES

**GAS:** Southern Ct. Gas  
**WATER:** Public  
**SEWER:** Public  
**POWER:** 2 individual 400 amp, 3 ph, 120/220 v  
**POWER SUPPLIER:** United Illuminating  
**UTILITY COMMENTS:** Back up generator

### SITE

**LAND SIZE (ACRES):** 11.23  
**ZONING:** R20