

**Available
For Sale**

Former Skilled Nursing Facility Waterford, Connecticut



- **33,882 Square Feet Available**
- **Former Skilled Nursing Facility***
- **72 Rooms / 127 Beds**
- **9 Private Offices**
- **Great Location**
- **Very Quiet Yet Very Convenient**

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LONDREGAN
Commercial Real Estate Group
www.londregan.com

WATERFORD, CONNECTICUT

Former Skilled Nursing Facility*

ADDRESS: 171 Rope Ferry Road, Waterford, Connecticut 06385

LOCATION: Minutes from Route 1, Waterford, Downtown Niantic and L&M Hospital in New London

DESCRIPTION: Former skilled nursing facility*; Built in 1940. Addition and major upgrades were done in 2001.

AVAILABLE: 33,882 SF on 2.18 acres

FEATURES: Some upgraded mechanicals
Ample parking
Move-in condition

TRAFFIC COUNT: 8,500 Average Daily Count

DEMOGRAPHICS:

	<u>1 Miles</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	1,880	19,210	57,517
Median Household Income:	\$72,992	\$71,898	\$57,677
Daytime Population:	1,797	14,705	54,911
Total Household Population:	824	8,772	24,361

ZONING: R-40. Permitted uses include: assisted living facilities, libraries, public schools, places of worship, hospitals clinics and private educational institutions.

UTILITIES: Municipal Water & Sewer

OCCUPANCY: Upon Closing

TAXES: \$40,000

FOR SALE: Purchase offers are solicited. Asking Price: \$2,500,000

FOR MORE INFORMATION:
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BROKERS PARTICIPATION INVITED

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

* Property previously licensed for and operated for 90 nursing beds and was comprised of 10 private and 40 semi-private units.



