

FOR SALE

**Park City Residential Care Home
376 Prospect Street
Bridgeport, CT 06604**



- **5 story bldg currently used as a Residential Care Home**
 - Floors 2—4 have 13 rooms and a laundry room / Floor 5 has 11 rooms**
 - Floors 2—3 have a closed in porch / floor**
- **50 single bedrooms / all with private baths**
- **Property features:**
 - Each floor has a staff bathroom and lounge**
 - Property was fully renovated in 2001 / \$7.5 Million invested**
 - 2 elevators and 2 stairwells**
 - Ample parking in the lot behind the building**
 - Full kitchen on main floor**
 - Open dining area on main floor**
 - Property is currently enrolled in Bridgeport's PILOT Program (payment in lieu of taxes) which provides a tax break on the property**
- **Sale Price: \$2,250,000.00**



MATTHEWS COMMERCIAL PROPERTIES LLC.

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PROPERTY DATA FORM

PROPERTY ADDRESS	376 Prospect Street AKA 752 Park Avenue		
CITY, STATE	Bridgeport, CT 06604		
BUILDING INFO			
Total S/F	26,426 +/-	MECHANICAL EQUIP	
Number of floors	5	Air conditioning	Central
Avail S/F	26,426 +/-	Sprinkler / Type	Full / wet
Exterior construction	Brick	Type of heat	Oil—forced hot water
Interior construction	Drywall	TAXES	
Ceiling height	10'	Assessment	2016 / \$1,986,870
Roof	Asphalt shingles	Mill rate	54.37
Date built	1884—renovated in 2001	Tax	2016 / \$83,954
UTILITIES		OTHER	
Sewer	WPCA—City	Total acres	0.73 +/-
Water	Aquarian—City	Zoning	RC
Gas	Natural gas	Parking	Ample
Electric	Back-up generator on premises	Interstate / distance to	0.1 mile / I-95
Amps	1,200	State Route / distance to	0.5 miles / Route 8
Phase	3 phase	TERMS	
		Sale price	\$2,250,000.00

COMMENTS:

New water boiler
 Property has the potential use for larger tenant such as dorms for college / university or boarding house

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