

5 Harbor Parkway, Clinton, CT 06413

Vacant Group Home - Potential 10-Unit **830-G** Housing Development Opportunity for Sale at \$799,0000



Unique opportunity to acquire a vacant group home in Clinton, CT, with a Potential 10-Unit 830-G Housing Development Opportunity.

The building has been impeccably maintained since its construction in 2010. The property is fully equipped with top-of-the-line mechanicals and features the following:

- 150 Kw Kohler Diesel Generator with a 1,000-Gallon Fuel Tank.
- Lochinvar Hot Water System with Two (2) 200 Gallon Holding Tanks
- Oversized Shindler Elevator with Access to All Three Levels.
- Dry Sprinkler System.
- Fully Equipped Indoor and Outdoor Security Video Surveillance System.
- Fiber Optics.
- Commercial Kitchen

The current configuration includes four single & six double bedrooms with shared bathrooms, a large commercial kitchen that services the entire facility along with a staff break room with a kitchen and lockers, multiple lounges, a conference room, offices, and a laundry room with three commercial-grade stainless steel washers and dryers. On the first and second floors, there are bathrooms that provide large walk-in bathtubs and oversized showers. Entire facility has potential to be converted to a 10-unit **830-G** housing development opportunity.

The 0.57 acre professionally landscaped property is located on a quiet street in a residential neighborhood. The property is minutes from I-95 Exit 63, the Clinton train station, shopping, restaurants, marina, and beach.

The Site

Total Building Size:	13,005 rsf
Building Type:	Intermediate Care Facility (Prior Use)
Land:	0.57 acres
Zoning:	R-10
Real Estate Taxes:	Currently Tax Exempt (\$33K Estimate)
Construction:	Vinyl Siding
Year Built:	2010
Stories:	Three
Tenancy:	Vacant

Features

Parking:	15 Spaces (One Handicapped)
Ceiling Height:	9 ft.
Amenities:	150 Kw Kohler Diesel Generator, Two 200 Gallon Hot Water Storage Tanks, Oversized Shindler Elevator, Dry Sprinkler System, Fiber Optics, Security Video Surveillance System, Operable Windows, Attic with 10' Ceiling Height

Utilities

Water/Sewer:	City/Septic (3,000 Gallon Tank)
Heating:	Gas
A/C:	Central Air-Conditioning (Multiple Zones)
Power:	800 Amp, 3-Phase
Furnaces:	5 units

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