

# FOR SALE

128 Cedar Ave., Waterbury, CT, 06705

MATTHEWS COMMERCIAL PROPERTIES

## LARGE HEALTHCARE PROPERTY AVAILABLE!



Matthews Commercial Properties is pleased to offer the exclusive opportunity to acquire 128 Cedar Ave., Waterbury, CT. This property, formerly known as Waterbury Gardens Nursing and Rehabilitation Center, operated as a 150-bed nursing home. The building, constructed in 1970 on a 2.59 acre lot in a residential setting, is being sold vacant and unlicensed. Designed perfectly for healthcare use, the facility is well-suited to operate as a Residential Care Home or an Assisted Living Facility. The two-story structure spans 45,768 square feet and boasts a lower level featuring a spacious commercial kitchen, a laundry room with industrial machines, a staff kitchen, and a meticulously maintained HVAC system. The lower level also has a fully equipped fitness rehabilitation center and a hair salon. The first and second floors host resident rooms, dining areas, lounges, bathrooms, and state-of-the-art bath and shower facilities. 128 Cedar Ave. is conveniently located just 1.2 miles from I-84, also in close proximity to Waterbury Hospital and St. Mary's Hospital. The peaceful residential setting creates an appealing environment for staff and residents.

**SALES PRICE: \$5,650,000.00**

GERRY D. MATTHEWS 203-753-5800  
NOAH D. MATTHEWS 203-721-3337  
matthewscre@gmail.com  
matthewsnoah@gmail.com



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- 45,768 SF +/- Building
- Formerly Licensed 150 Bed Nursing Home (18 Quads and 39 Doubles)
- Fully Equipped Commercial Kitchen with Walk-in Coolers
- On-site Laundry (4 UniMac Washers & 4 Commercial Dryers)
- 2 Elevators- Newer Control Panel
- Well- Maintained HVAC Mechanicals
- 3 A.O. Smith Hot Water Heaters
- 500 HP Cleaver Brooks Firetube Boiler
- Cummins Diesel Generator
- Wet Sprinkler System

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## BUILDING

Total SF	45,768 SF +/-
Exterior Construction	Brick
Roof	Rubber
Interior Construction	Drywall/ Sheetrock/ Vinyl/ Tile
Year Built	1970
Ceiling Height	9'
Parking	Large Fenced Lot - 43,452 SF
Zoning	RL

## PROPERTY

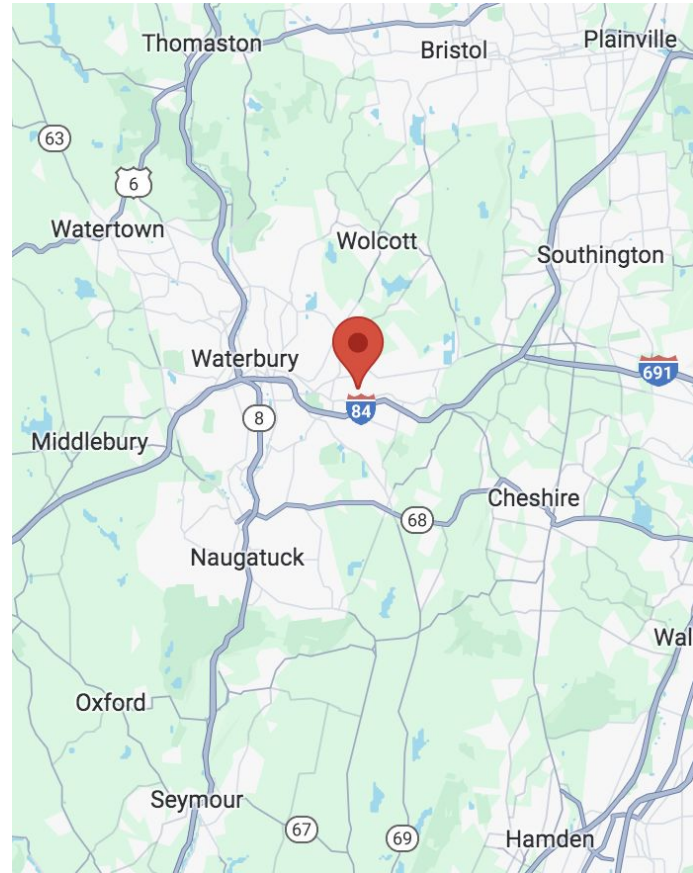
Lot Size	2.59 Acres
Distance to I-84	1.2 Miles

## MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	100% Central
Electric	Eversource
Sewer	City
Water	City
Sprinkler	Wet System
Elevator	2

## TAXES

Annual Taxes	\$459,440.10
Taxes PSF	\$10.04



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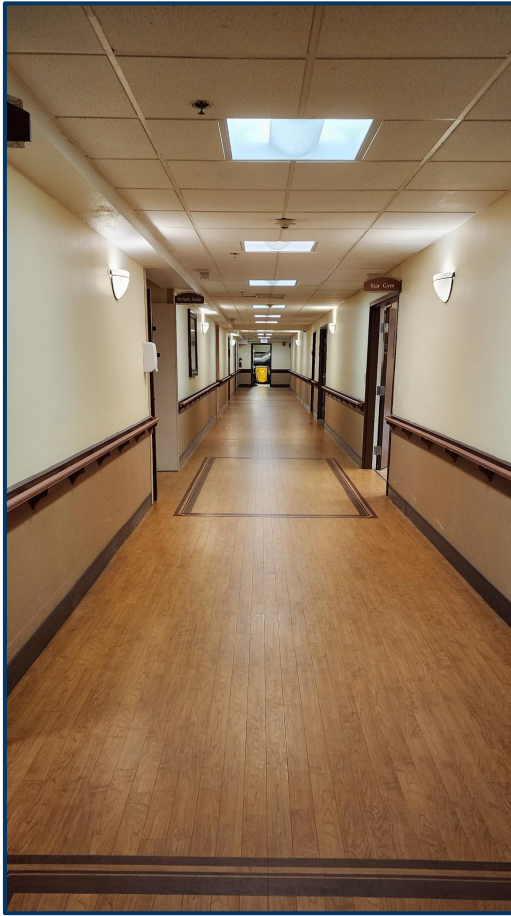
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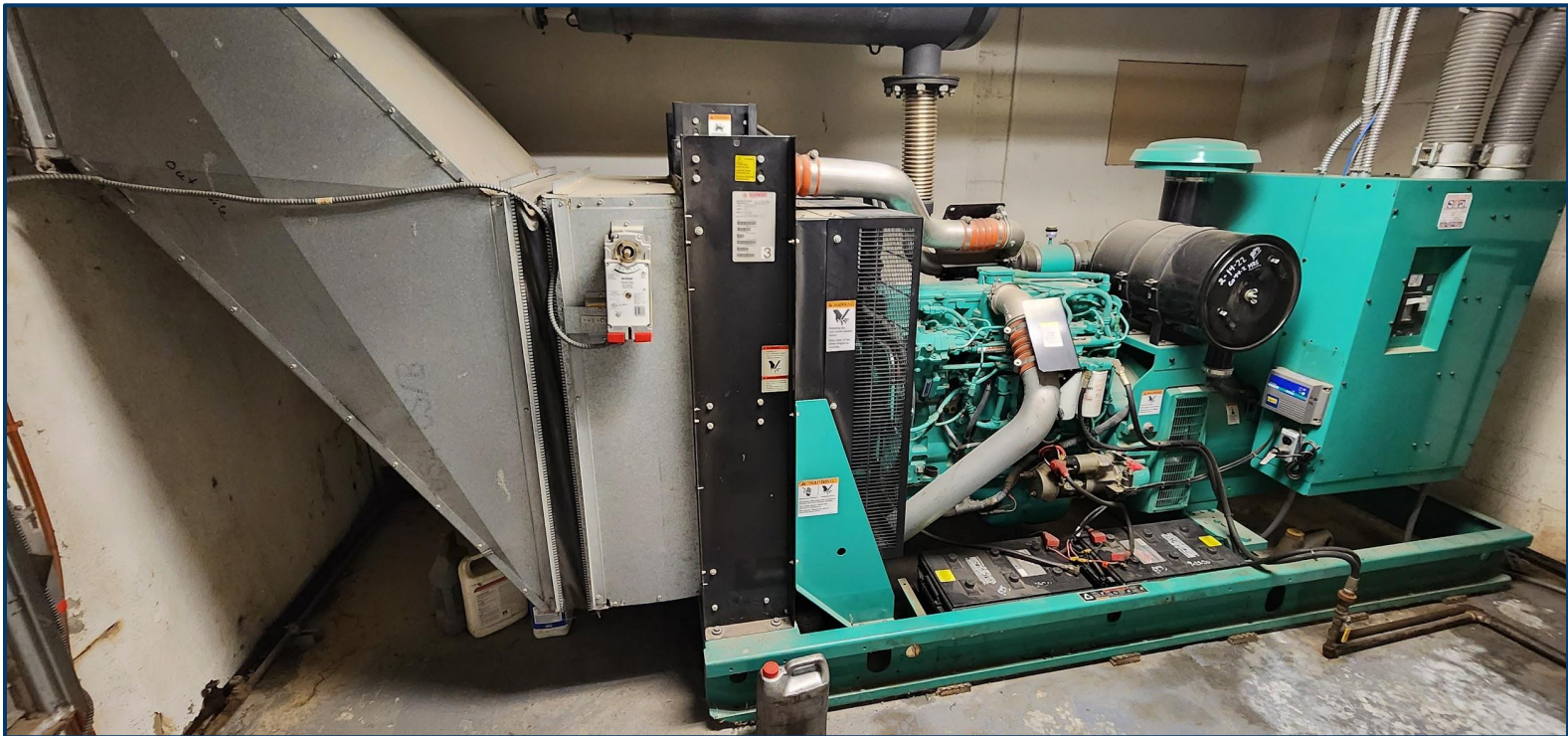
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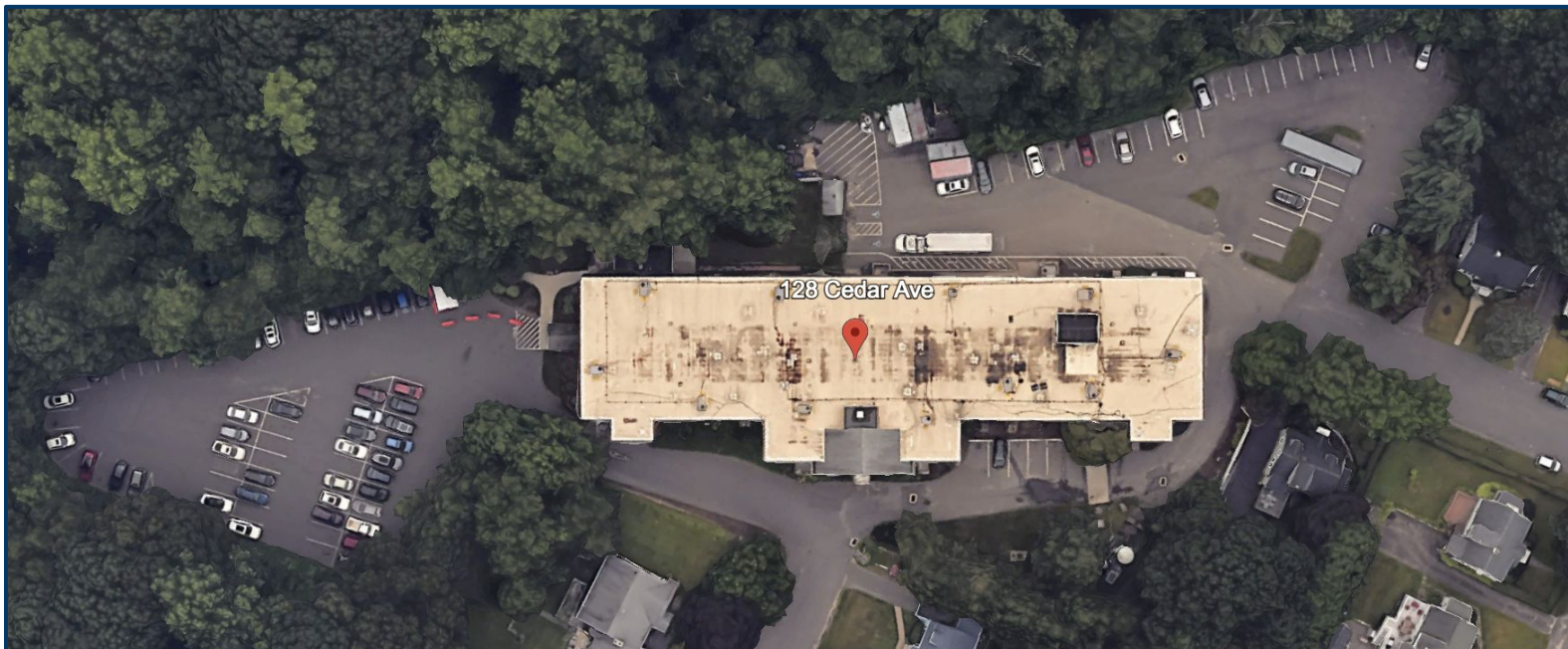
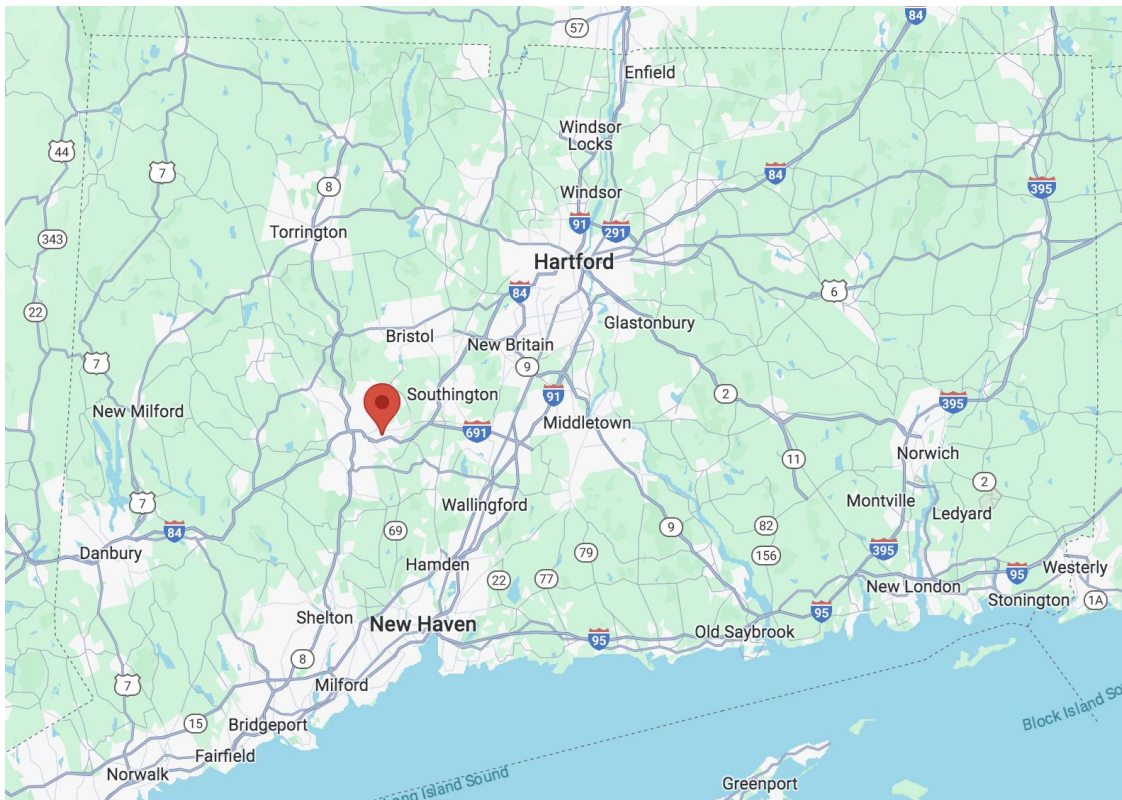
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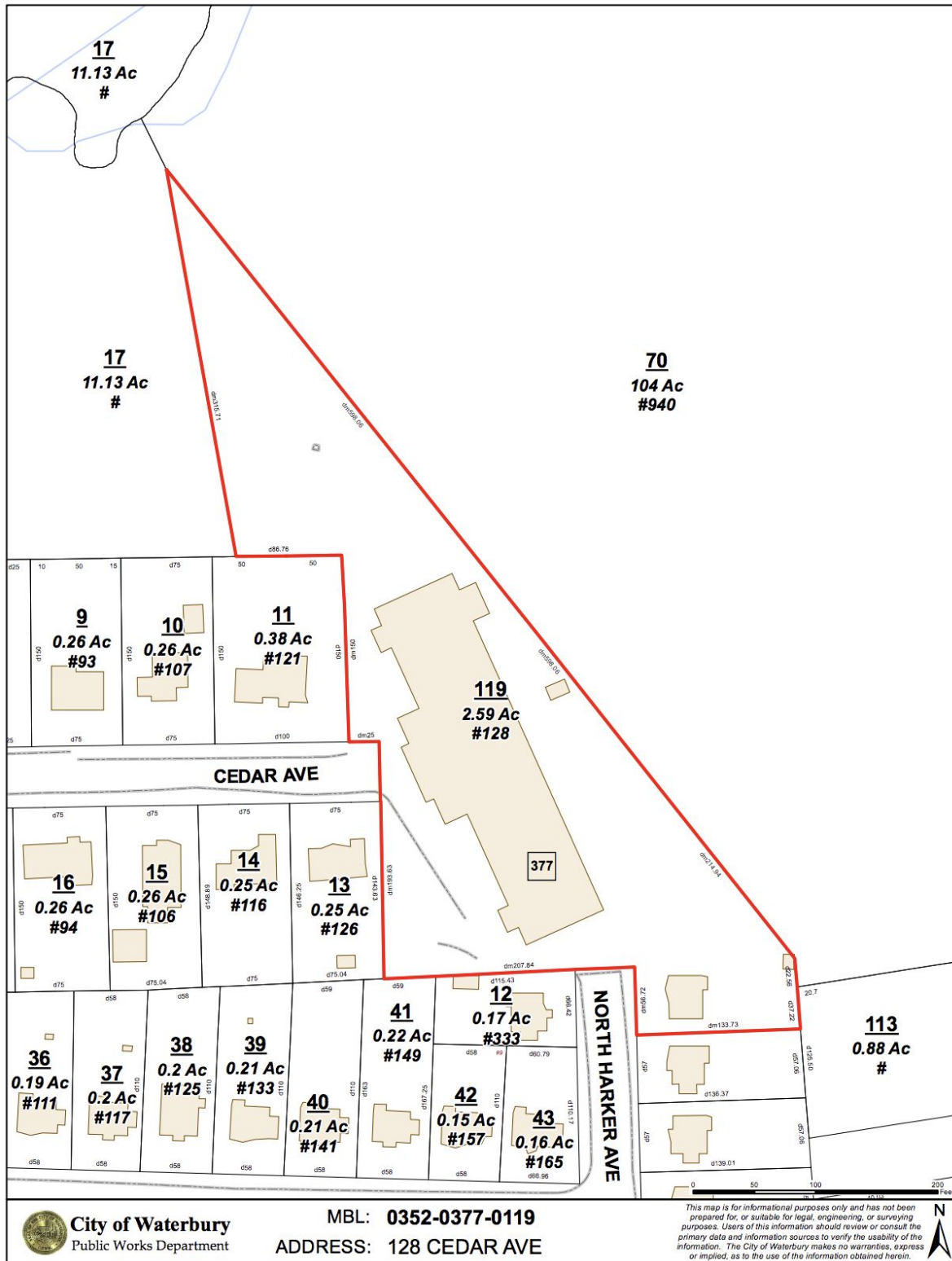
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