

FOR SALE

FORMER NURSING HOME

148 Prouty Drive, Newport, VT



VT Commercial is pleased to offer to the market this former nursing home facility located in Newport VT. Built in 1972 and nestled into a 4.6 acre lot that offers a peaceful setting with mature landscaping and large parking lot. It is zoned "PHO" Public Health/Office District. It is located across from the Newport Hospital and within a few miles of downtown Newport. Built as a single story, brick building with wood and vinyl siding. The building has a sprinkler system, electric heat, asphalt roof (nearing end of life) and a back up generator to run a portion of the facility. The layout consist of a gracious entry lobby/lounge, admin offices, a former small chapel, 28 doubles with shared toilet room, 4 single rooms with private bathrooms. The property is defined as a former 60 bed facility. Designed specifically for a nursing home with a large commercial kitchen complete with walk in cooler, pantry, hood system, 3 bay sink, handwashing sink and multiple other sinks in place. A large dining /communal lounge, a hair salon room, activity room, snack room, commercial laundry room, a PT room, large nursing station, a med closet, staff lounge, and multiple large bathrooms w/ shower & tub fixtures. Storage and supply closets, maintenance crib, and mechanical & electrical rooms. There is a stand alone 2 car maintenance garage and medical waste storage building on site as well. FF&E (furniture, fixtures and equipment) available separately upon request. The property is being sold & priced in the "AS-IS" condition. Street and building signage. Easy to find location.

SIZE:

23,511 SF on 4.6 acre site

USE / ZONING:

Former Nursing Home / Public Health Office District (PHO)

PRICE:

\$1.1 Million

AVAILABLE:

Immediately

PARKING:

On site

LOCATION:

148 Prouty Drive, Newport, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

LINDA I LETOURNEAU | YVES BRADLEY

802-343-2107 | 802-363-5696

linda@vtcommercial.com | yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



















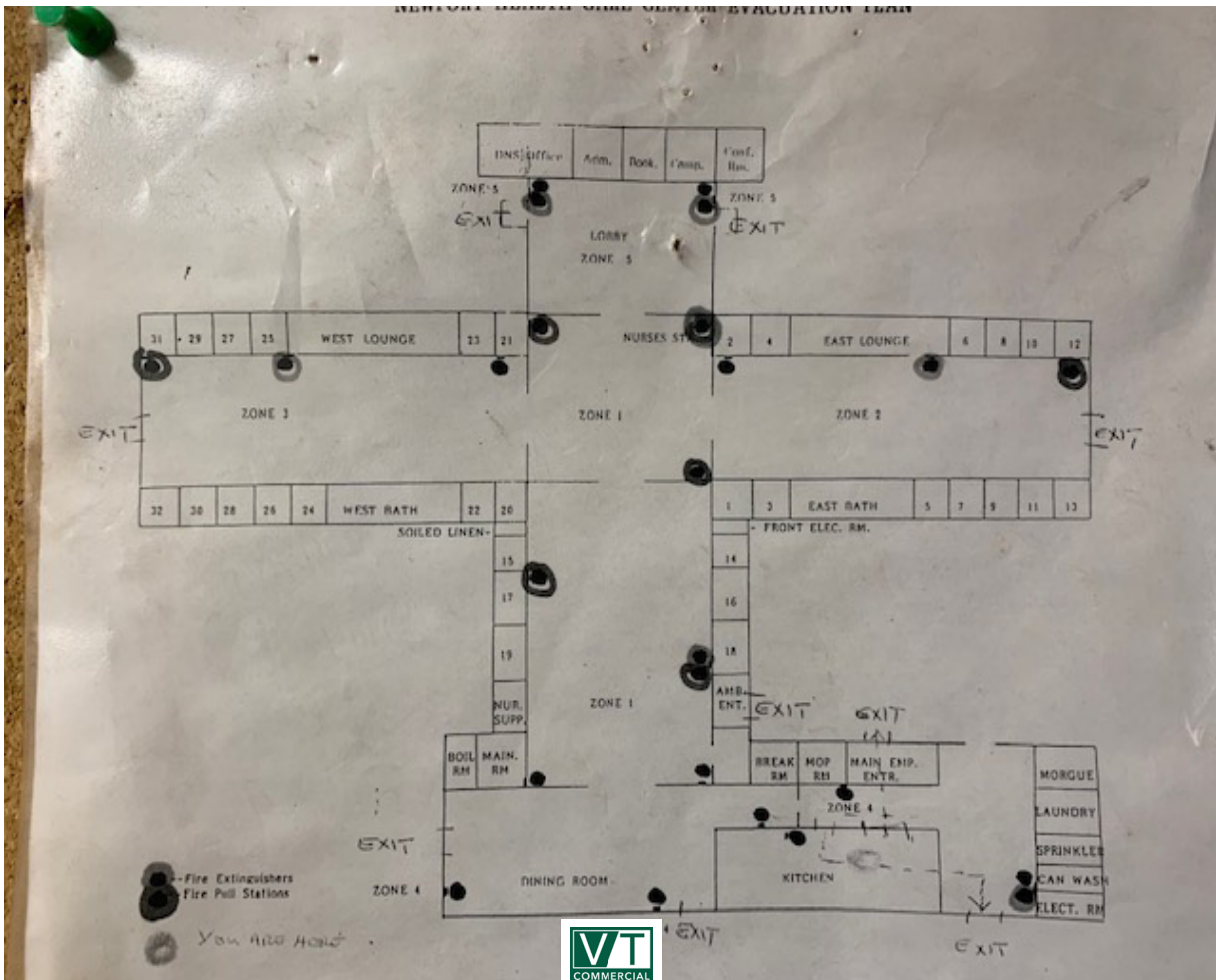
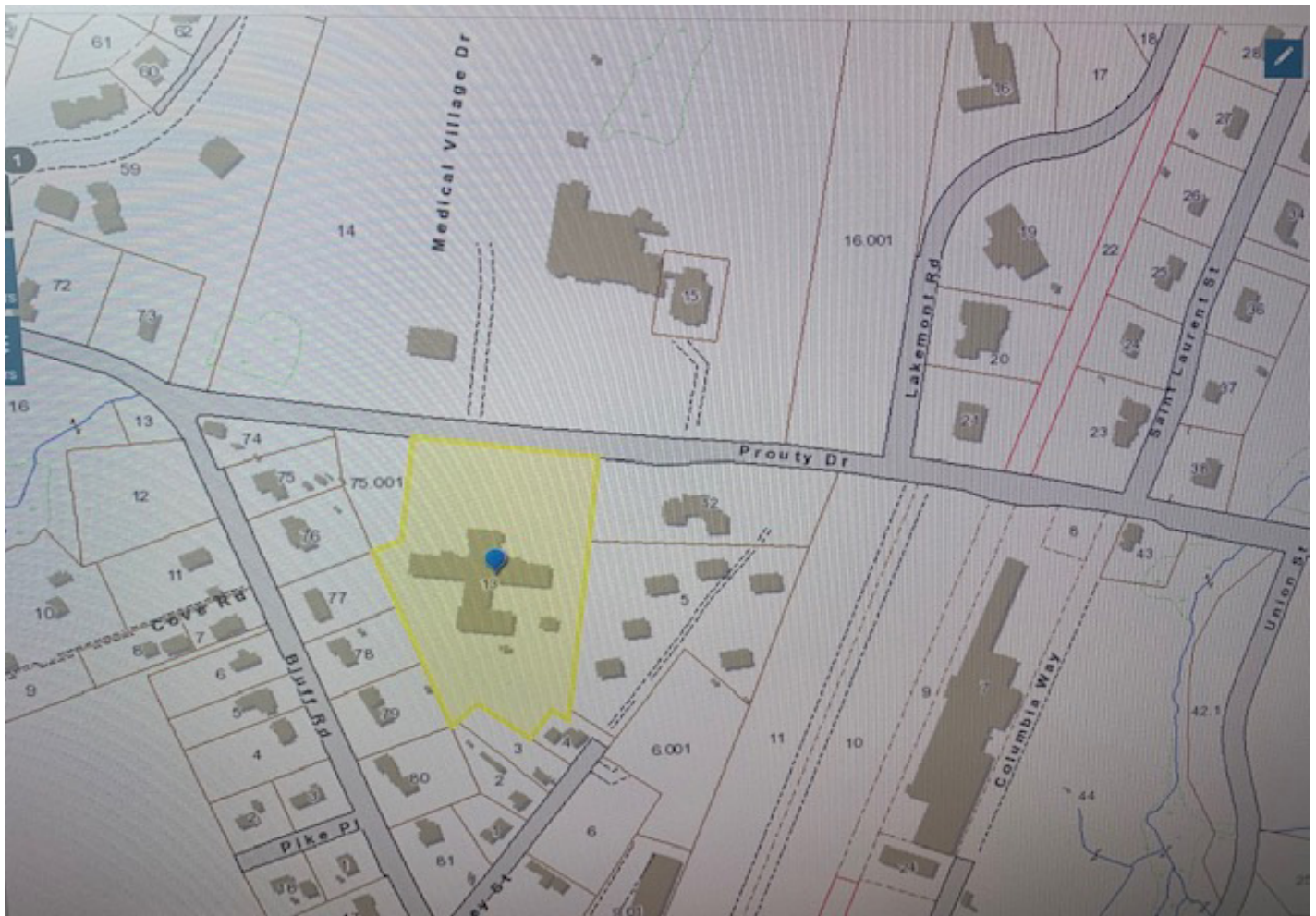












304.06 Public Health/Office District "PHO"Objective:

This district is designed to allow for the location of public health care facilities, religious institutions and educational facilities. Also permitted, with conditional use approval by the Development Review Board, are noncommercial residential structures that serve in an accessory capacity to the permitted uses.

Permitted Uses:

- | | |
|-----------------------------|------------------------------|
| 1. Accessory uses/structure | 7. Nursing homes |
| 2. Adult Day Care | 8. Offices |
| 3. Clinics | 9. Parking Lot/Garage |
| 4. Condominium, commercial | 10. Religious institutions |
| 5. Hospitals | 11. Schools |
| 6. Licensed Day Care | 12. Subdivision of Land |
| | 13. Assisted Living Facility |

Conditional Uses:

1. Dormitories¹
2. Personal wireless telecommunication facility

Minimum Area and Dimensional Requirements:

Lot Area Minimum (sq ft):

12,000

Lot Frontage Minimum (ft):

100

Lot Depth Minimum (ft):

100

Front Yard Minimum (ft):

30

Rear Yard Minimum (ft):

20

Side Yard Minimum (ft):

20

Coverage Maximum (% of lot):

30

Building Height Maximum (ft):

Accessory use/structure:

25

All other uses:

72

Footnote(s):

¹ Must be accessory to permitted uses 3, 5, 7, 10, or 11.

148 Prouty Drive

Newport VT

Former Newport Health Care Center (Nursing Home)

Spec Sheet:

- Built in 1971-1972
- Single story
- Brick façade with some wood and some vinyl siding
- Asphalt Shingle roof, (near end of life)
- Casement windows and few stain glass windows
- On slab – no basement
- City Water & Sewer
- Back-up Generator (propane) on site to power some of the property incase of outage
- Wet Sprinkler System
- 28 rooms with (double occupancy) and vanity sink and shared toilet room with adjoining room
- 4 rooms single occupancy and private bathrooms
- 60 Beds total.
- Heating- both electric strip heating and some stand up wall furnaces-hot water by propane
- 400 amps, 600 volts – 3 phase power
- 2 large multiple fixtures bathing rooms
- Commercial kitchen with hood system, walk in cooler/freezer
- Mix of flooring: Vinyl, tile and carpet
- Grid ceiling with ceiling tiles, fluorescent lighting
- Pull fire alarm stations
- 4 onsite above ground propane tanks owned by the provider
- Out buildings: A 2 car garage/ maintenance shop and misc storage and a medical waste shed.

2022-23 RE Taxes \$51,336.96

PAYABLE TO:

MAIL TO:

CITY OF NEWPORT222 MAIN ST
NEWPORT, VT 05855**TAX BILL**

802-334-2112

This is the only bill you will
receive for payment.
POSTMARKS ARE NOT ACCEPTED.

PARCEL ID	BILL DATE	TAX YEAR
106013.	04/13/2023	2022-2023

BOTH INSTALLMENTS ARE DUE ON OR BEFORE THE DUE DATES. 1% INTEREST
PER MONTH WILL BE ADDED TO LATE PAYMENTS. ALL TAXES NOT PAID BY THE
FINAL DUE DATE BECOME DELINQUENT AND A 8% PENALTY WILL BE ADDED.

Description: COMMERCIAL

Location: 148 PROUTY DR

SPAN # 435-136-15984

SCL CODE: 136

TOTAL PARCEL ACRES

4.60

OWNER SILVER CORPORATION
NEWPORT HEALTH CARE CENTER
148 PROUTY DRIVE
NEWPORT VT 05855

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,721,100	1,721,100
TOTAL TAXABLE VALUE	1,721,100	1,721,100
GRAND LIST VALUES	17,211.00	17,211.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
CITY BUDGET	1.3184	x17,211.00=	22,690.97	NONHOMESTEAD EDUCATION	1.5963	x17,211.00=	27,473.92
APPROPRIATIONS	0.0520	x17,211.00=	894.97				
VOTED EXEMPT	0.0161	x17,211.00=	277.10				
				See reverse side for education tax rate calculation information.			
				Payments			
				1	11/15/2022	TOTAL EDUCATION TAX	27,473.92
					25,668.48	EDUCATION STATE PAYMENT	0.00
				2	05/15/2023	EDUCATION NET TAX DUE	27,473.92
					25,668.48	TAX SUMMARY	
						Municipal + Education	
						TOTAL TAX	51,336.96
						TOTAL STATE PAYMENT	0.00
						TOTAL NET TAX DUE	51,336.96
TOTAL MUNICIPAL TAX							
MUNICIPAL STATE PAYMENT							
MUNICIPAL NET TAX DUE							

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

CITY OF NEWPORT
TAX YEAR 2022-2023

1ST PAYMENT DUE	
11/15/2022	
OWNER NAME	
SILVER CORPORATION	
PARCEL ID	
106013-	
AMOUNT DUE	25668.48
AMOUNT PAID	

Payments must be received on or before the due dates in order to avoid interest or penalty. POSTMARKS ARE NOT ACCEPTED. Forward bill to new owner if property is sold.

CITY OF NEWPORT
TAX YEAR 2022-2023

2ND PAYMENT DUE	
05/15/2023	
OWNER NAME	
SILVER CORPORATION	
PARCEL ID	
106013-	
AMOUNT DUE	25668.48
AMOUNT PAID	

Payments must be received on or before the due dates in order to avoid interest or penalty. POSTMARKS ARE NOT ACCEPTED. Forward bill to new owner if property is sold.



Zoning

1148 priority drive
Newport VT

304.06 Public Health/Office District "PHO"

Objective:

This district is designed to allow for the location of public health care facilities, religious institutions and educational facilities. Also permitted, with conditional use approval by the Development Review Board, are noncommercial residential structures that serve in an accessory capacity to the permitted uses.

Permitted Uses:

- | | |
|-----------------------------|------------------------------|
| 1. Accessory uses/structure | 7. Nursing homes |
| 2. Adult Day Care | 8. Offices |
| 3. Clinics | 9. Parking Lot/Garage |
| 4. Condominium, commercial | 10. Religious institutions |
| 5. Hospitals | 11. Schools |
| 6. Licensed Day Care | 12. Subdivision of Land |
| | 13. Assisted Living Facility |

Conditional Uses:

1. Dormitories¹
2. Personal wireless telecommunication facility

Minimum Area and Dimensional Requirements:

Lot Area Minimum (sq ft):

12,000

Lot Frontage Minimum (ft):

100

Lot Depth Minimum (ft):

100

Front Yard Minimum (ft):

30

Rear Yard Minimum (ft):

20

Side Yard Minimum (ft):

20

Coverage Maximum (% of lot):

30

Building Height Maximum (ft):

Accessory use/structure:

25

All other uses:

72

Footnote(s):

¹ Must be accessory to permitted uses 3, 5, 7, 10, or 11.

Property Card: 148 PROUTY DR
Town of Newport City, VT



Parcel Information	
Parcel ID: 106013 Vision ID: 1609 Owner: SILVER CORPORATION Co-Owner: NEWPORT HEALTH CARE CENTER Mailing Address: 148 PROUTY DRIVE NEWPORT, VT 05855	Map: 106013 Lot: Use Description: NURSING HM Zone: GR Land Area in Acres: 4.6
Sale History	Assessed Value
Book/Page: 069/ 251 Sale Date: 12:00:00 AM Sale Price: \$0	Land: \$120,200 Buildings: \$1,547,000 Extra Bldg Features: \$15,800 Outbuildings: \$38,100 Total: \$1,721,100

Building Details: Building # 1	
<div>✖</div>	<div> Model: Commercial Living Area: 23511 Appr. Year Built: 1997 Style: Nursing Home Stories: 1 Occupancy: 4 No. Total Rooms: No. Bedrooms: 0 No. Baths: 1 No. Half Baths: Bathroom Desc: </div> <div> Kitchen Desc: Int Wall Desc 1: Drywall/Sheet Int Wall Desc 2: Ext Wall Desc 1: Brick Veneer Ext Wall Desc 2: Pre-Fab Wood Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: Hot Water Heat Fuel: Gas A/C Type: None </div>



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

4/12/2023

Property Information - Newport_City, VT

Page 1 of 1



Case ID: 106013/1/1

Location: 148 PROUTY DR

Blg #: 1

Print Date: 02/25/2003

CURRENT OWNER
SILVER CORPORATION
NEWPORT HEALTH CARE CENTER
48 PROUTY DRIVE
NEWPORT, VT 05855

SUPPLEMENTAL DATA

GIS ID: 106-13

4.6 AC

C

Accrual #
Use code
Residence
Survey
Total # lots
Tax Map
Description
TTP/ELLHEAD
Exemption
Homestead

COMMERCIAL

CURRENT ASSESSMENT

Description	Code	Assessed Value	Assessed Value	Old ID: 89	13
COM LAND	2040	84,500	84,500		
COMMER.	3040	955,800	955,800		
COMMER.	3040	17,500	17,500		

VISION
Appraisal

RECORD OF OWNERSHIP

SILVER CORPORATION

BOOK/PAGE

066/ 251

SALE DATE

9/1/92

SALE PRICE

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	3040	84,500	2001	3040	84,500	2000	3040	84,500
2002	3040	955,800	2001	3040	955,800	2000	3040	955,800
2003	3040	17,500	2001	3040	17,500	2000	3040	17,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Ins. Date

% Comp.

Date Comp.

Comments

DATE

ID

CL

Purpose/Result

NEWMPORT HEALTH CARE CNTR

8/1/1992

M/A

SC

00

Measure Listed

NOTES

APPROAISED VALUE SUMMARY

APPROAISED VALUE SUMMARY

NEWMPORT HEALTH CARE CNTR

NURSING HOME-60 BEDS 28

SEMI-PRIV 4 PRIV MOSTLY

SHARED BATHS (2 RMS)

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

932,600

23,300

17,500

84,500

EXEMPTIONS

Type/Description

Amount

Year

TOPO

UTILITIES

STRT/ROAD

LOCATION

Level

1 All Public

1 Paved

2 Suburban

LAND LINE VALUATION SECTION

Use Code

Description

Zone

D Promote

Depth

Unit

Unit Price

L Factor

S/L

C Factor

Abhd

Abh

Notes - Add/Special Pricing

Abh Unit Price

Land Value

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC

19,166.00

1.00

0

2.00

1.00X5 LAND

38,332.00

7,800

1

2040

NURSING HM

CR

250

570

2.00 AC



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer **NON-DESIGNATED AGENCY or DESIGNATED AGENCY**

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES **DESIGNATED AGENCY**

I / We Acknowledge **Receipt of This Disclosure**

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign