FOR SALE

FORMER NURSING HOME

148 Prouty Drive, Newport, VT



VT Commercial is pleased to offer to 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:

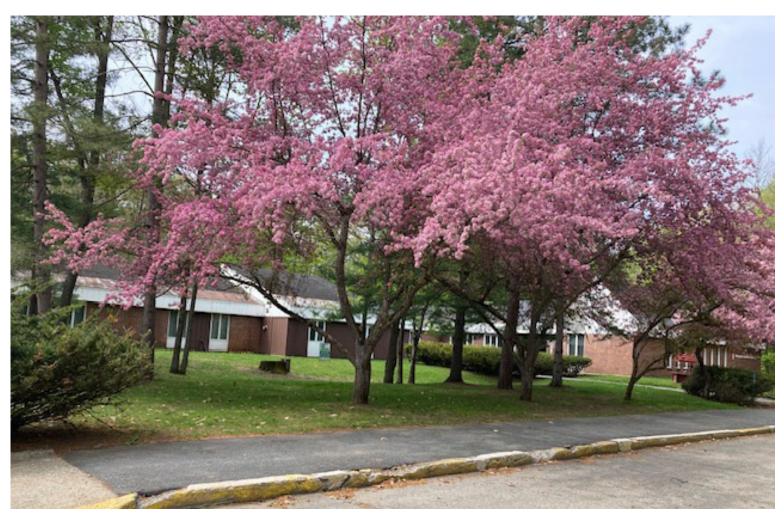
LINDA I LETOURNEAU | YVES BRADLEY

802-343-2107 | 802-363-5696

linda@vtcommercial.com | yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i BURLINGTON, VT 05401

www.vtcommercial.com











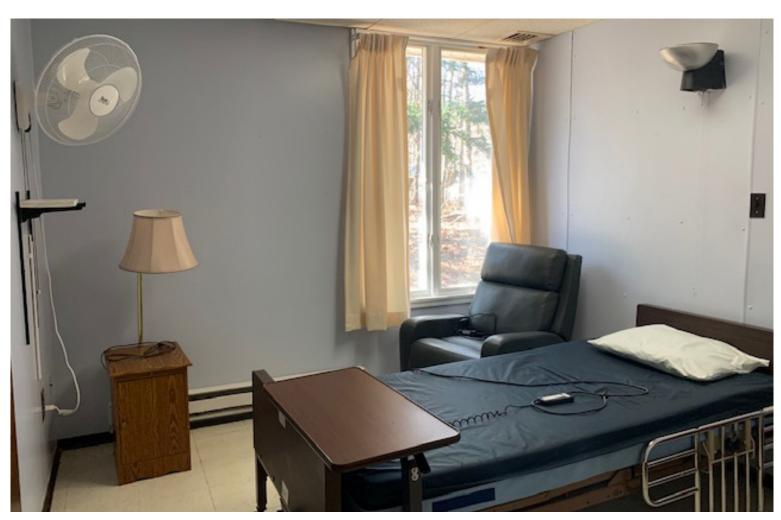












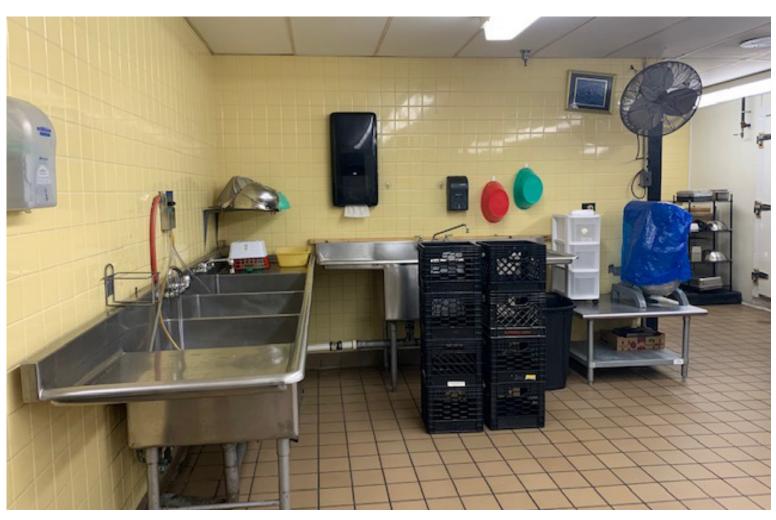




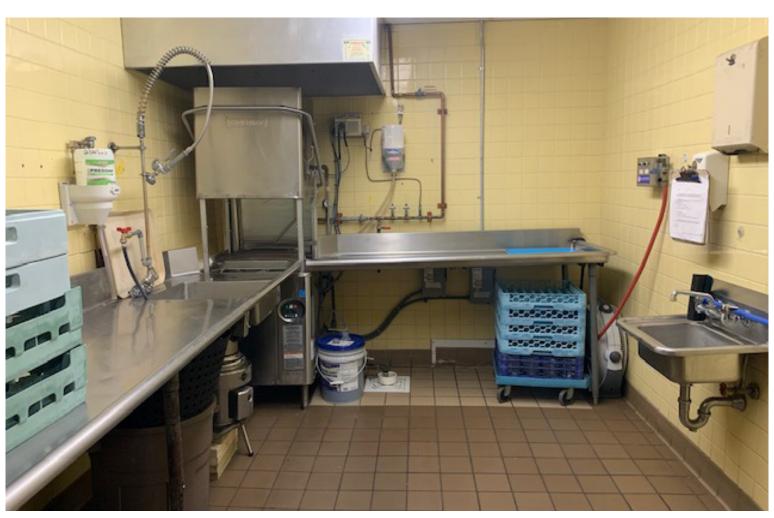
















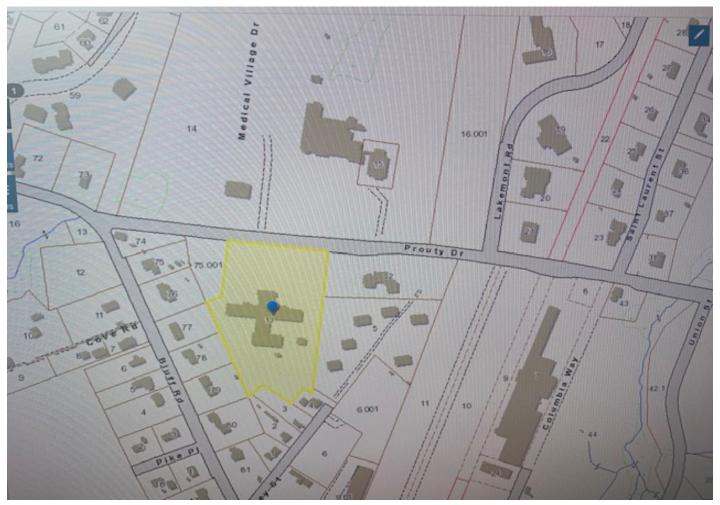


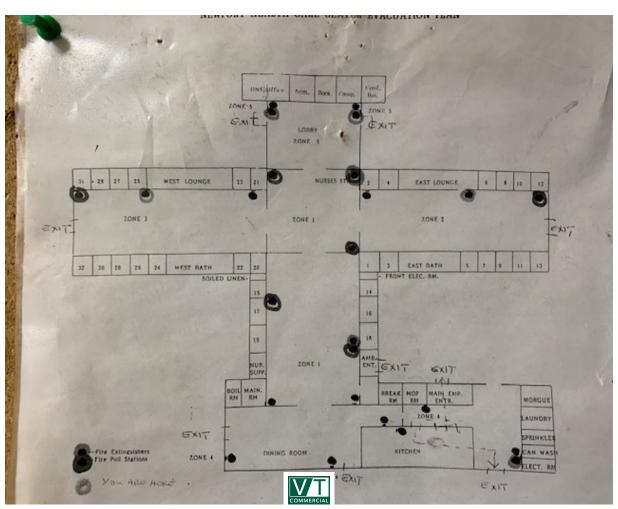














304.06 Public Health/Office District "PHO"

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:

 Accessory uses/structure 	1. /	Accesson	uses/	structure
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2.	Adult Day Care	Nursing homes	7.	
3.	Clinics	a. Offices	8.	
4.	Condominium, commercial	 Parking Lot/Garage 	9.	Į.
5.	Hospitals	 Religious institution 	10.	s
6	Licensed Day Care	11 Schools	11	

Subdivision of Land
 Assisted Living Facility

Conditional Uses:

- 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:

OWNER

CITY OF NEWPORT

222 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	BOTH	INSTALLM	ENTS AR	S DUE ON OR	BEFORE THE	DUE DATES.	18	INTEREST
106013.	04/13/2023	2022-2023	PER M	ONTH WI	LL RE A	DDED TO LATE E DELINQUENT	PAYMENTS.	ALL TAXES PENALTY WILL	NO:	PAID BY THE ADDED.

Description: COMMERCIAL Location: 148 PROUTY DR

SPAN # 435-136-15984

SCL CODE: 136

TO SECURE OF BUILDING SECURIORS

TOTAL PARCEL ACRES

4.60

NEWPORT HEALTH CARE CENTER

148 PROUTY DRIVE NEWPORT VT 05855

SILVER CORPORATION

FOR INCOME TAX PURPOSES

ASSESSED V	ALUE	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 T	AXES				EI	UCATION	N TAXES		
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DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

CITY OF NEWPORT TAX YEAR 2022-2023

15	ST PAYMENT DUE
11	1/15/2022
	OWNER NAME
SILVER CORP	ORATION
	PARCEL ID
106013-	
AMOUNT	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.

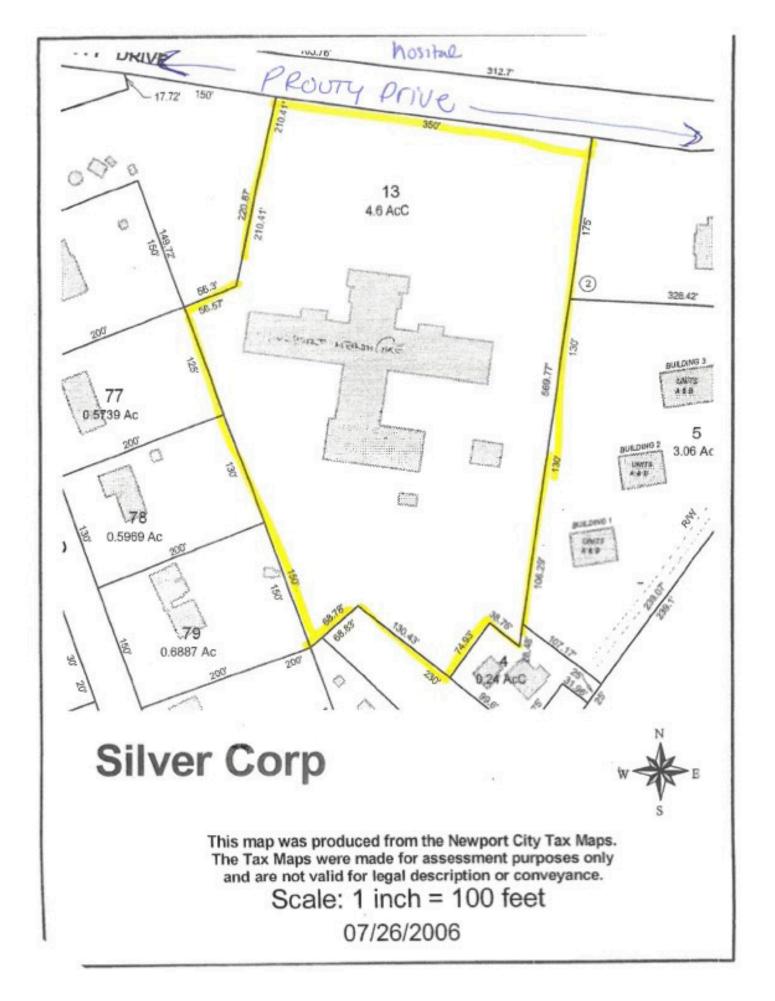
CITY OF NEWPORT

TAX YEAR 2022-2023

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

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.

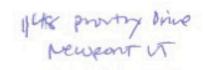






01-28-2019





72

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Permitted Uses:

 Accessory uses: 	str	ıct	ure	
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2.	Adult Day Care
3.	Clinics

4. Condominium, commercial

5. Hospitals

100		D	n
6.	Licensed	Dav	Care

7.	Ni	ırsina	homes

- 8. Offices
- Parking Lot/Garage
- Religious institutions
- 11. Schools
- 12. Subdivision of Land
- 13. Assisted Living Facility

Conditional Uses:

- Dormitories¹
- 2. Personal wireless telecommunication facility

Minimum Area and Dimensional Requirements:

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Coverage Maximum (% of lot):	30
Building Height Maximum (ft):	
Accessory use/structure:	25

Footnote(s):

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

All other uses:



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

Book/Page: 069/ 251 Sale Date: 12:00:00 AM

Sale Price: \$0

Assessed Value

Land: \$120,200

Buildings: \$1,547,000 Extra Bidg Features: \$15,800

Outbuildings: \$38,100

Total: \$1,721,100

Building Details: Building # 1

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:

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





Code BAS First		SPR2 WET	+	OB		Code NUBS		Bath Type Kitchen Style	Total Rooms	Bedrooms Bathrooms	Heating Type AC Type	Heating Fuel	2	Interior Wall 1	Roof Structure Roof Cover	Exterior Wall 1	Orade Stories	Style/ Type		ei ib
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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 Acknowled Receipt of This Disc		This form has been presented to you by:	
Printed Name of Consumer		Printed Name of Real Estate Brokerage Firm	1
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
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