

# FOR SALE

**15,600 SF Hospice - Senior Building  
New Construction**

**Adjacent to Senior Housing Facility & 2 Vacant Land Parcels**

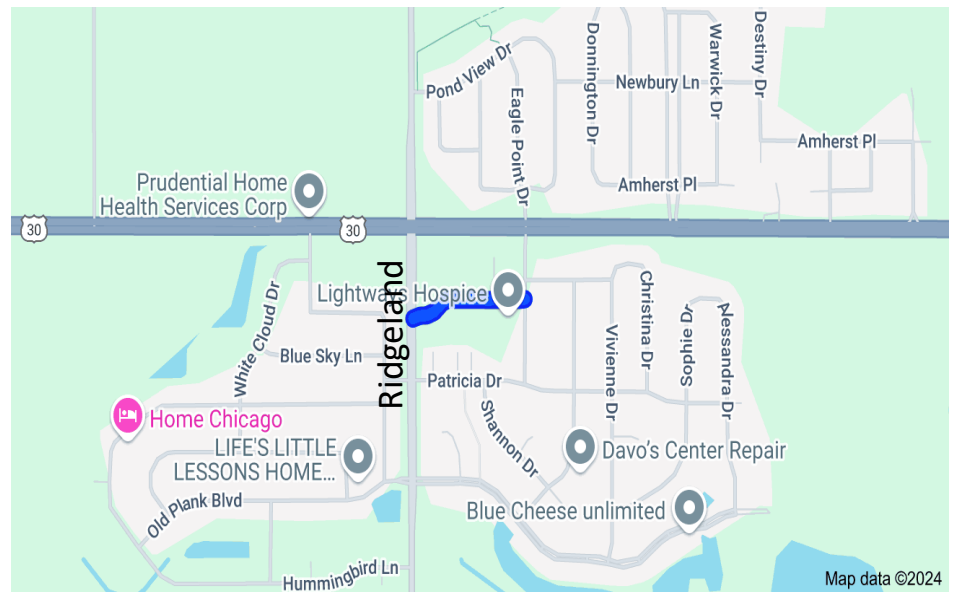
**6291 Charlie West Drive, Matteson**



- Right off the intersection of Rt 30 Lincoln Highway and Ridgeland in Matteson IL.
- Hospice Senior Build Out
- 14 Resident Rooms
- Security –Video Surveillance
- Entry -Sensored Sliding Glass Double Doors
- Plumbing -Each Unit Has Toilet Sink & Walk In Shower
- Fire Protection -Sprinkler & Smoke Alarms
- Parking -1 Space per unit

#### PROPERTY INFORMATION:

**Built:** 2023  
**PIN:** 31-20-302-038  
**RE Taxes:** \$13,447.80  
**Lot 1 PIN:** 31-20-302-037  
**RE Taxes:** \$7,910.06  
**Lot 2 PIN:** 31-20-302-039  
**RE Taxes:** \$20,974.84  
**Office:** 2,650 SF  
**HVAC:** Central HVAC



**MCKAY INVESTMENT REALTY, INC.**  
REAL ESTATE BROKERAGE & MANAGEMENT

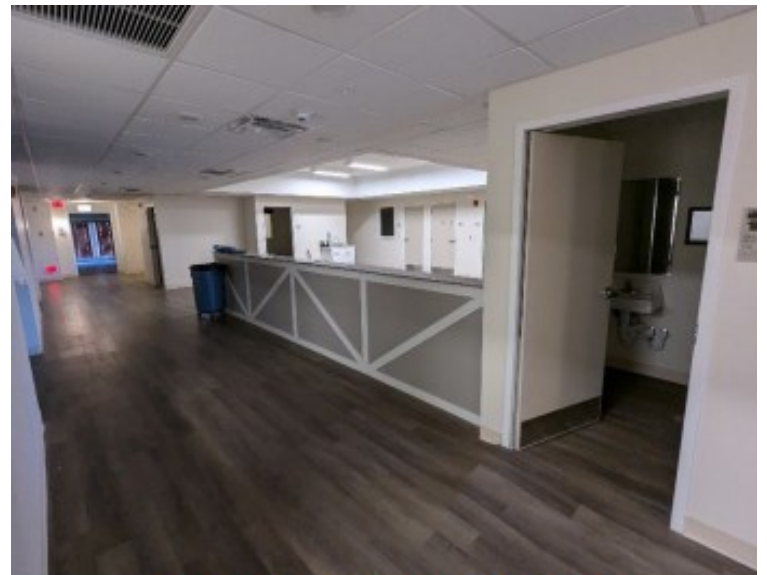
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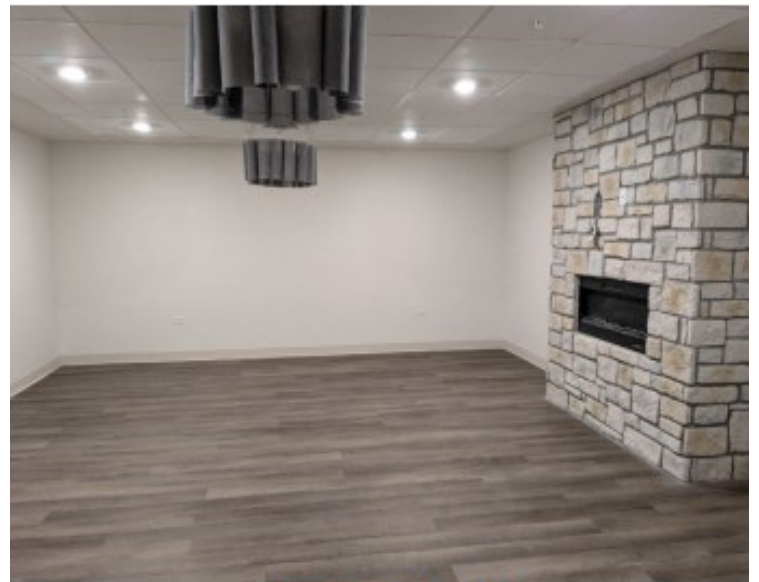
**INTERIOR VIEW – RECEPTION DESK AND MAIN ENTRANCE**



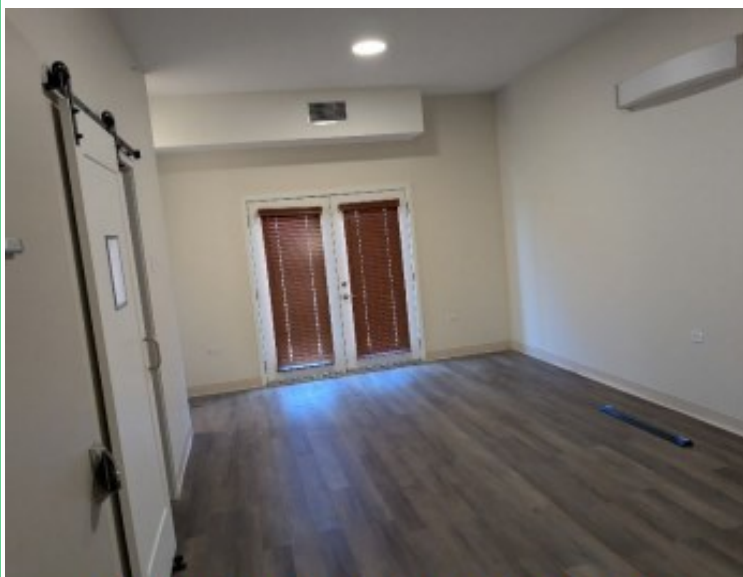
**CENTRAL NURSES' STATION**



**KITCHENETTE**



**COMMON AREA**



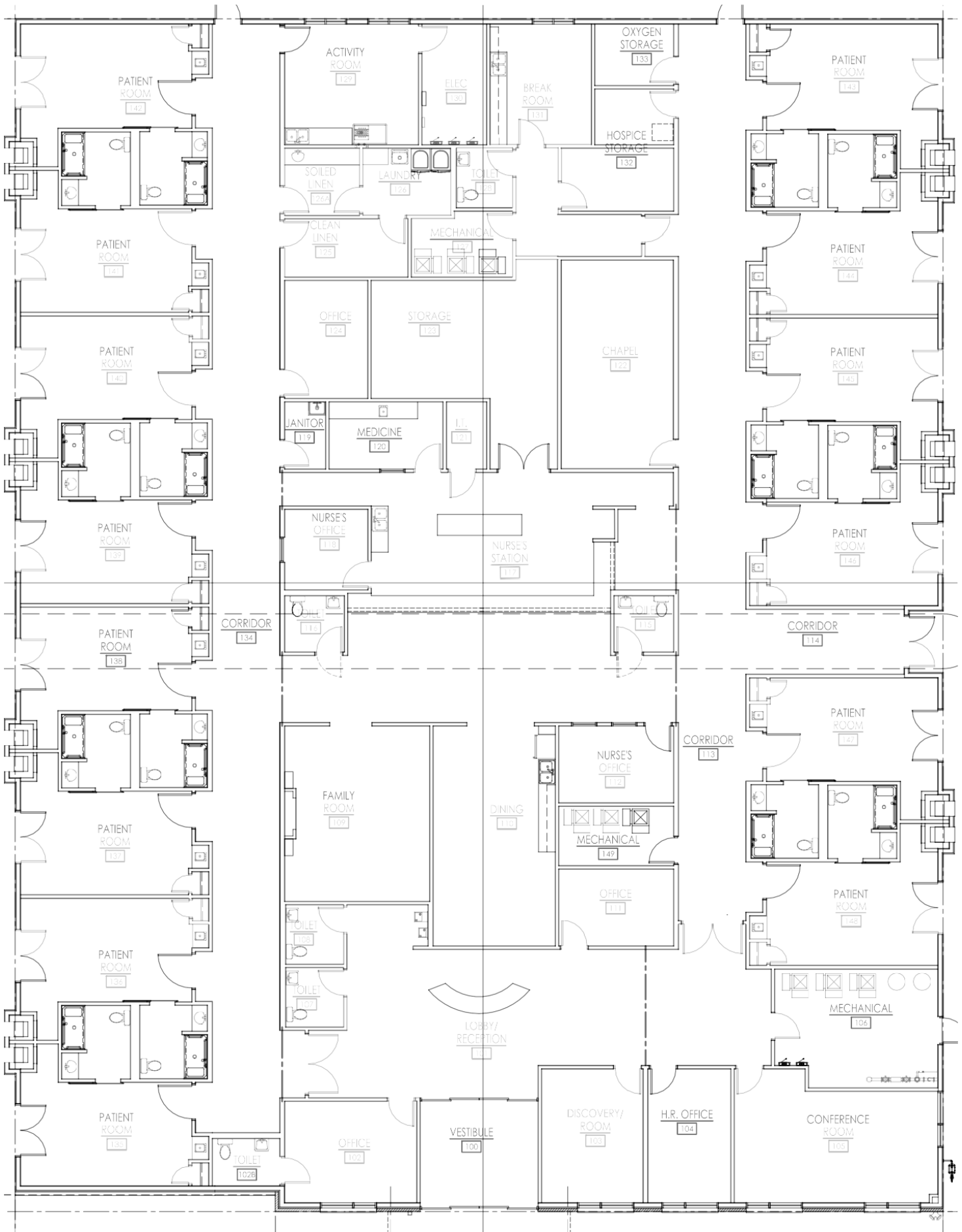
**ALTERNATIVE VIEW OF PATIENT ROOM**



**TYPICAL ATTACHED BATHROOM**

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