

# 20806 Bayside Avenue

ROCKHALL, MD 21661



REPRESENTED BY:  
ROCK HALL PROPERTIES  
REAL ESTATE &  
THE FLYNN COMPANY

410-639-4003

ROBIN FITHIAN

[ROBIN@ROCKHALLPROPERTIES.COM](mailto:ROBIN@ROCKHALLPROPERTIES.COM)

C: 410-708-0279

**Sale Price:**  
**\$1,400,000**



The  
Flynn  
Company

## ASSISTED LIVING FACILITY

### PROPERTY HIGHLIGHTS

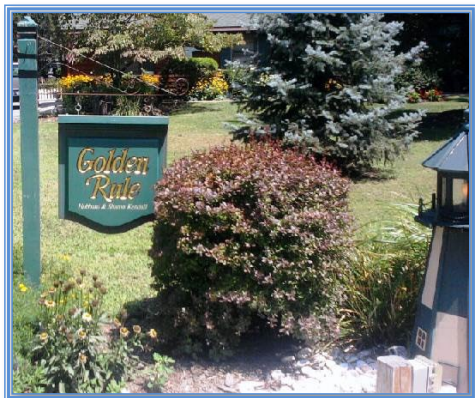
- Currently licensed as 8-Bed Assisted living facility with application pending for 3-4 additional beds
- 1.16 Acre property with lush gardens and serenity pond
- 4,096 Sq. ft living space
- All business equipment and inventory to convey
- New water heaters (2023) and gas furnace with sanitizer (2015)
- Peaceful, quiet location 1 block from beach in popular tourist town

ROCK HALL PROPERTIES REAL ESTATE

[www.RockHallProperties.com](http://www.RockHallProperties.com) | 5820 MAIN STREET, ROCK HALL MD 21661 | 410.639.4003



## PROPERTY OVERVIEW



The Flynn Company and Rock Hall Properties are pleased to offer this well-established residence and licensed assisted living facility located within the quiet residential community of Rock Hall. Originally Built in 1986 for residential use, the assisted living section was added in 1999 providing approximately 2,000 additional sq. ft . The facility is currently licensed for 8 beds, with application completed for 3 additional beds.

## FINANCIAL OVERVIEW

Call listing agent to discuss & request financial information.

## LOCATION OVERVIEW

Rt. 20 into Rock Hall. Left onto S. Hawthorne. Right onto Bayside Ave. Property is .4 miles on the Right,



Nothing is more peaceful than sitting in the covered gazebo or on one of rocking chairs looking out onto the gorgeous backyard oasis. The 1.16 acre country setting provides residents with a safe environment to take walks and enjoy the great outdoors during the day or gaze at the stars by night. With an older regional population there is strong demand for assisted living facilities in the area.

This facility is tastefully decorated and offers a large kitchen, dining room, common room, 8 resident rooms, 4 full, 4 half bathrooms, and 1 laundry room. The 3 bedroom, 2 bath owner space is being converted to enlarge the facility to 11 resident beds. The parking lot, which accommodates up to 10 vehicles, allows for staff and plenty of visitors plus easy access for emergency vehicles as needed.

This facility was constructed, owned, and operated by a husband-and-wife team who reside on-site and are ready to retire. The property offers strong, stable business performance providing long term care, daily care, and respite care. An aging local population ensures

Contact listing agent for financial information.

**For More Information  
Please Contact:**

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**CINDY GENTHER**  
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C: 443-480-1953





**REAR SUNROOM**



**RAMP INTO ASSISTED LIVING**



**COVERED REAR PORCH**



**BACKYARD OASIS**

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**RESIDENT ROOM**



**RESIDENT SUITE**



**GATHERING AREA**



**GATHERING AREA/ HALLWAY**

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**FACILITY KITCHEN**



**OWNERS SUITE DINING ROOM**



**SITTING AREA IN OWNERS SUITE**

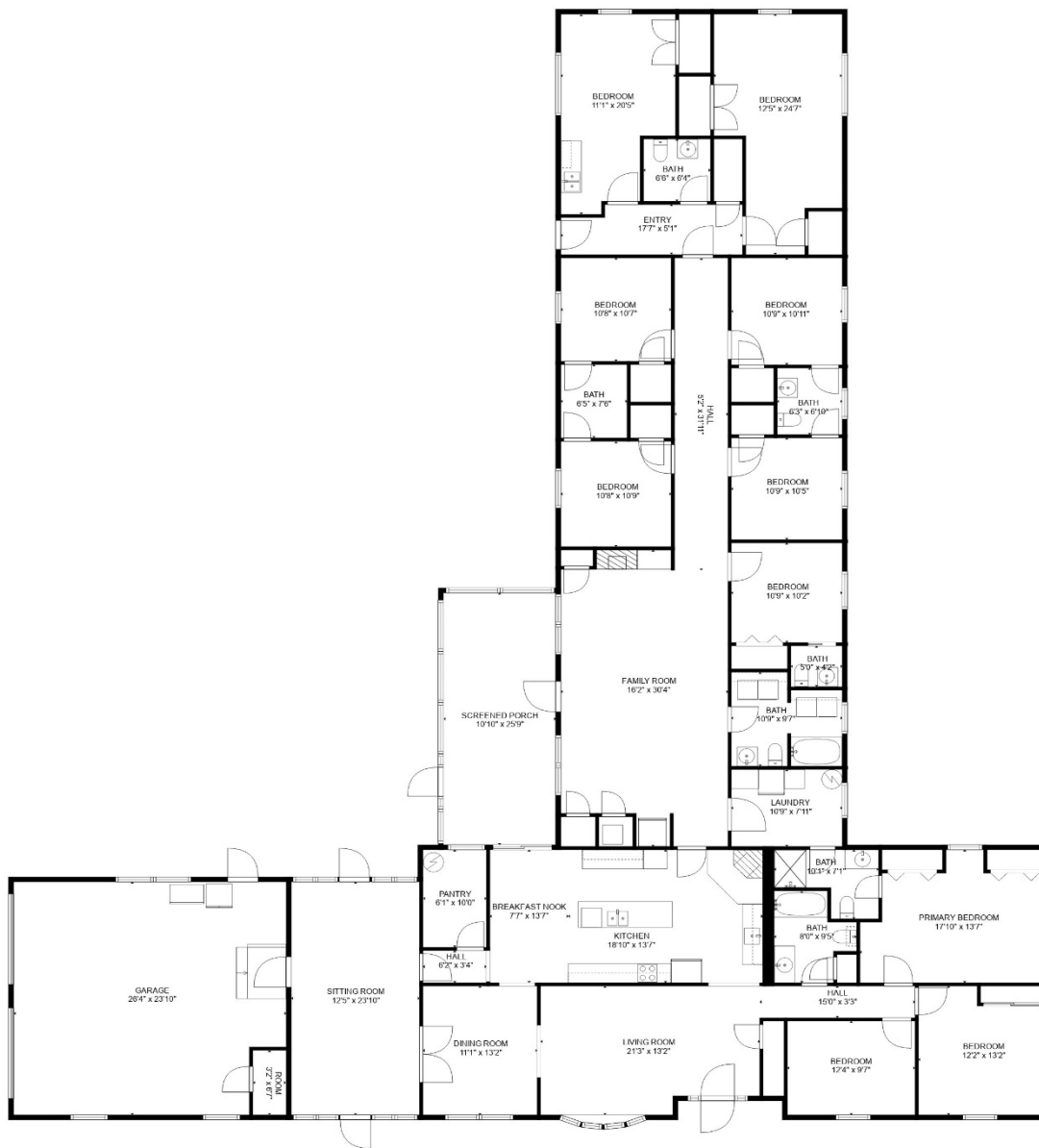


**BEDROOM IN OWNERS SUITE**

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**TOTAL: 4273 sq. ft**  
**FLOOR 1: 4273 sq. ft**  
**EXCLUDED AREAS: GARAGE: 604 sq. ft, SCREENED PORCH: 280 sq. ft**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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