



**1845 GARFIELD ST,
HOLLYWOOD, FL, 33020**

Rare opportunity to own this Prime 41-bed Assisted Living Facility (ALF) located at 1845 Garfield St, Hollywood, just off US1. This sale includes real estate, the business, required licenses, and a generator. Currently operating at 80% occupancy, this facility offers significant potential for increased profitability by filling vacancies and optimizing expenses. Full staff and management in place! ALFs of this caliber rarely come to market—don't miss out on this highly desirable investment opportunity!

PRICE: \$4,900,000

Building Size: 10,530 SF

Land Size: 24,385 SF

Zoning: ND-1

Year Built: 1956

Description	Current Scenario (80% Occupancy)	Pro Forma (100% Occupancy)
Total Beds	41	41
Occupied Beds	33	41
Occupancy Rate	80%	100%
Last 12 Months Income	\$1,206,894.00	\$1,508,617.00
Last 12 Months Expenses	\$1,085,689.64	\$1,100,000.00
Annual Net Income	\$121,204	\$408,617.00

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