

# Confidential Listing: Premier Assisted Living Facility For Sale

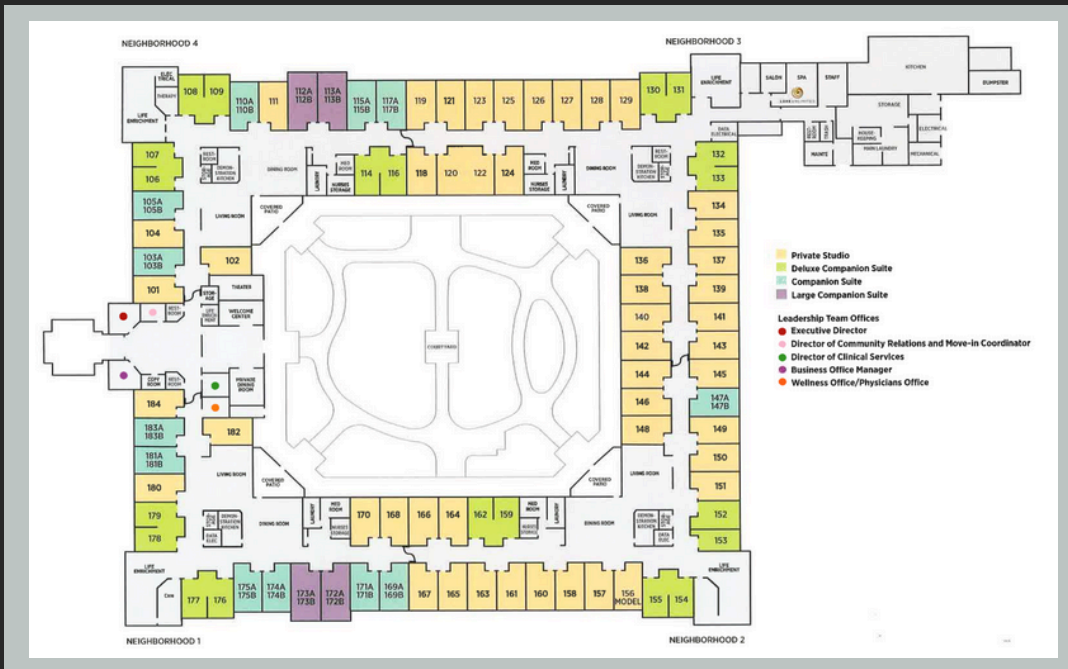


## 500 SE INDIAN STREET, STUART FL

### Property Overview

An exceptional opportunity to acquire a fully finished, assisted living facility (ALF) in one of Florida's most desirable and growing retirement markets. Designed for comfort, care, and quality of life, this turn-key investment includes real estate and furnishings.

- Property: Assisted Living Facility (ALF)
- License Capacity: 100 beds (expandable)
- Total Units: 48 Private Studios, 20 Deluxe Companion Suites, 12 Companion Suites & 4 Large Companion Suites
- Living Space: 60,542 sq. ft. (approx.)
- Lot Size: 4.67 acres
- Zoning: Commercial / ALF Permitted
- Year Built: 2018 hurricane rated
- Occupancy Rate: NA



## Facility Features

- Spacious private & semi-private rooms totaling 100 beds with ADA-compliant bathrooms
- Commercial kitchen, 4 sub-kitchens, 4 dining rooms
- Multiple lounges, activity rooms, and outdoor patio spaces
- Full salon and spa
- 4 neighborhood laundry rooms & 1 commercial laundry facility
- Medical exam rooms & medication management systems
- Generator backup & fire suppression system
- Secure memory care wings (if desired)
- Safe and secure courtyard with fountains, putting green and garden beds

## UNITS AVAILABLE

- Private Suite
- Companion Suite
- Large Companion Suite
- Deluxe Companion Suite

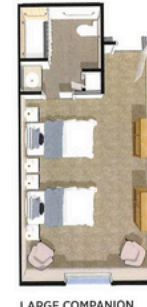
### APARTMENT LAYOUTS



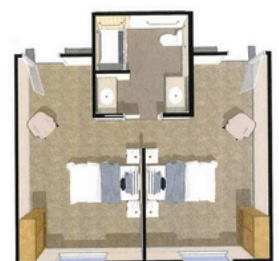
PRIVATE SUITE  
312 SQ FT  
\$ 8010



COMPANION SUITE  
312 SQ FT  
\$ 5185



LARGE COMPANION SUITE  
375 SQ FT  
\$ 5930



DELUXE COMPANION SUITE  
528 SQ FT \$ 7235 \*2023 Pricing



### Business Highlights

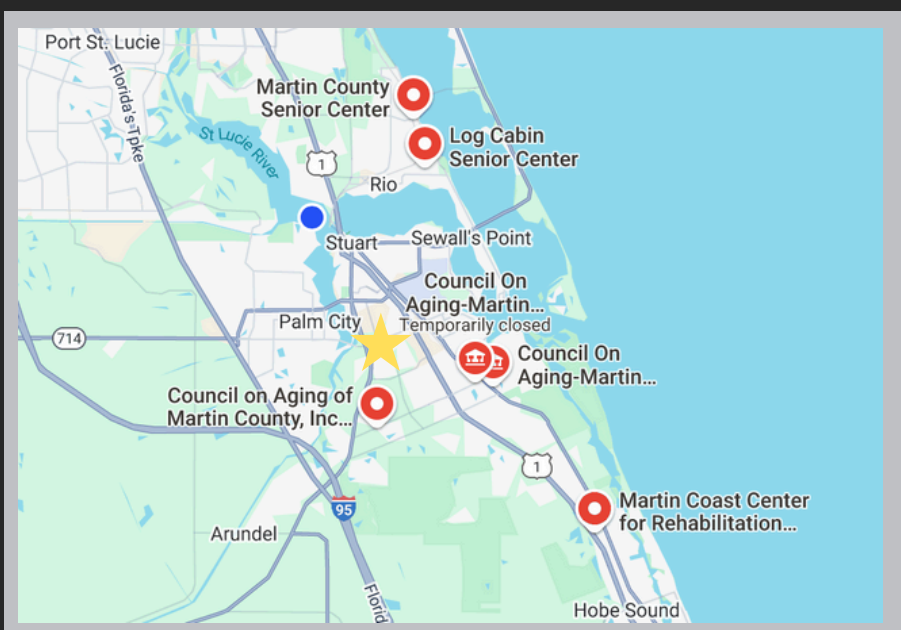
- Previously licensed and compliant with Florida State Regulation

**Opportunity to expand: Straight Zoning at 15 units per acre  
(additional +/- 30 unit expansion)**

- Local references for hospitals, home health agencies, and care providers available upon request

### Location Highlights

- High-demand retirement and senior living region
- Close proximity to hospitals, pharmacies, fire station and shopping
- Easy access to highways and public transportation
- Favorable demographics for senior housing growth and aging community activities ex: Council on Aging, Meals on Wheels, The Kane Center, Log Cabin Senior Center, Martin County Senior Center





## Financial Snapshot

- Operating expenses: Upon Request
  - Seller Financing: Possible for qualified buyers
  - Offered at: \$19,000,000
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## Ideal Buyer Profile

- Assisted living operators seeking market expansion
  - Healthcare investment groups
  - 1031 exchange investors
  - Owner-operators or family offices
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