

FOR SALE & LEASE



TURNKEY HEALTHCARE FACILITY

14-BEDS | TREATMENT CENTER | ASSISTED LIVING
412 SW 5TH STREET, HOMESTEAD FL, 33033

PRESENTED BY: CONOR MACKIN | 772.291.8443

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Turnkey Healthcare Facility

Homestead, FL

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CONTACT INFORMATION

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PROPERTY SUMMARY

Rare opportunity to acquire or lease a fully built-out healthcare facility in the heart of Homestead. Currently operating as a detox treatment center, this well-maintained property is designed to accommodate 14 beds and offers a functional layout that can support a variety of healthcare, behavioral health, residential treatment, assisted living, transitional housing, or other specialized care uses, subject to applicable approvals.

The interior features a reception lobby, private offices, a kitchenette, laundry room, spacious patient accommodations, and an outdoor patio that provides additional comfort for occupants and staff.

Well-located within an established residential neighborhood, the property provides convenient access to major transportation corridors, including Florida's Turnpike, and is just minutes from Miami Dade College - Homestead Campus, Walmart, Home Depot, Bravo Supermarkets, restaurants, pharmacies, and other daily conveniences. This central location offers great access for employees, patients, and visitors alike.

Whether you're an owner-user seeking a move-in-ready healthcare facility, an operator looking to expand into the South Miami-Dade market, or an investor pursuing a specialized commercial asset, 412 SW 5th Street presents an exceptional opportunity in one of Homestead's growing healthcare corridors.



INVESTMENT OVERVIEW

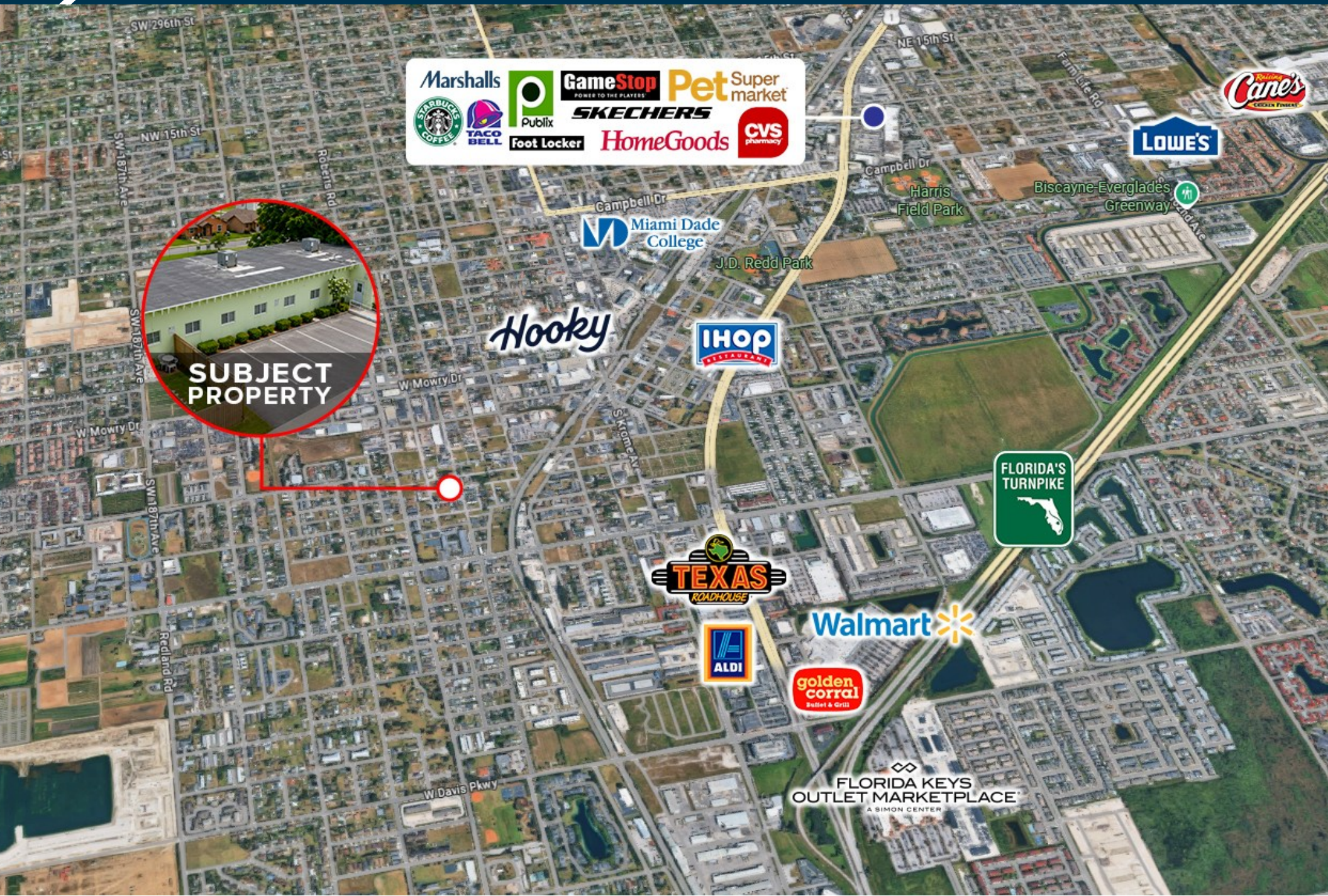
PRICE	\$1,995,000
LEASE RATE	\$45.00/SF Gross
NO. OF BEDS	14
BUILDING SIZE	3,150 SF
BUILDING TYPE	Healthcare
ACREAGE	±0.16 AC
YEAR BUILT	1957
CONSTRUCTION TYPE	Reinforced Concrete
ZONING	PUN—Planned Urban Neighborhood
LAND USE	30-Multi-Family, Low Density
PARCEL ID	10-7813-045-0240

Property Highlights

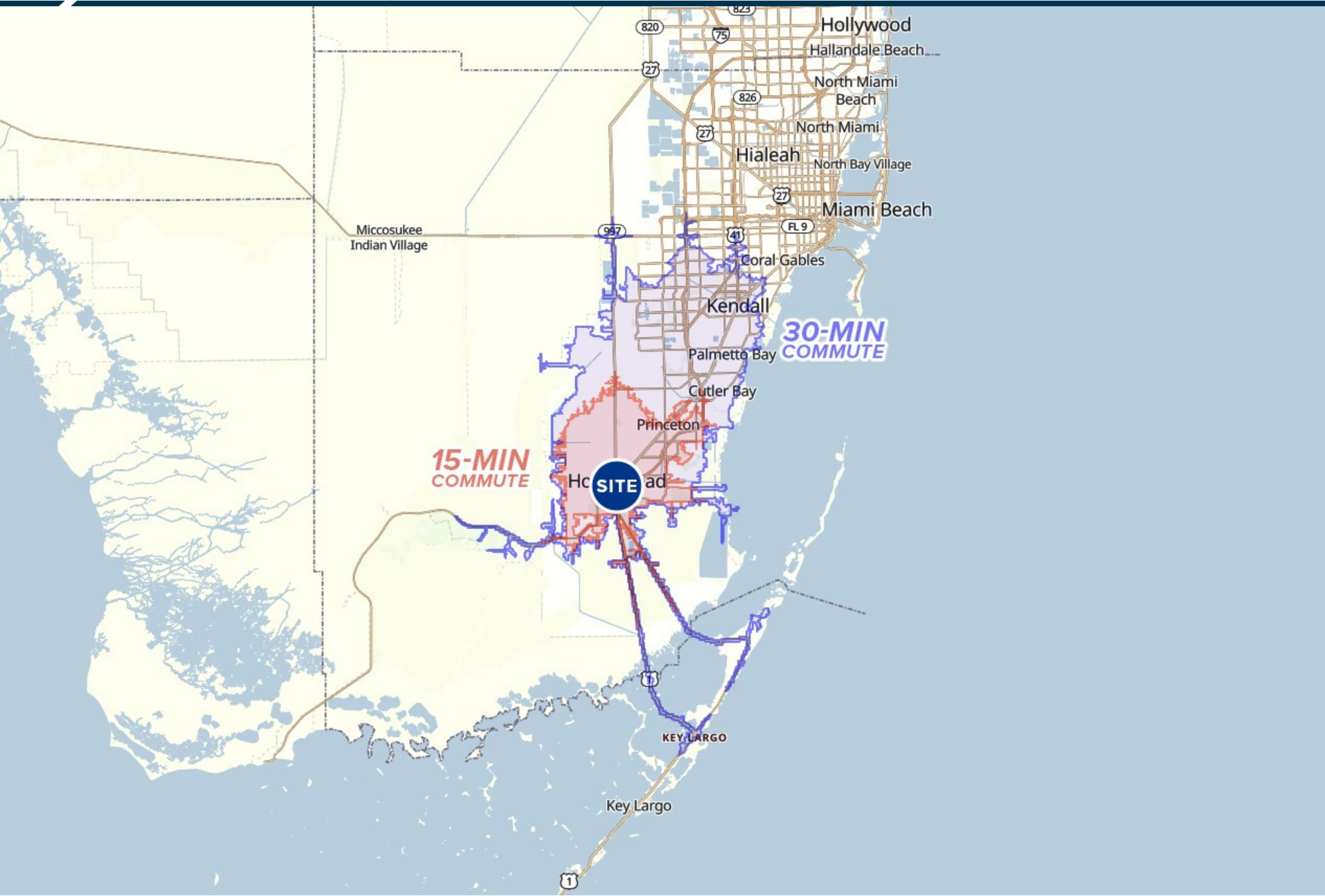
- Existing healthcare facility currently operating as a detox center
- Configured with 14 patient beds
- Functional, turnkey layout suitable for healthcare-related operations
- Minutes from Florida's Turnpike for convenient regional access
- Ideal for behavioral health, detox, residential treatment, assisted living, medical, counseling, or comparable healthcare users (subject to zoning and governmental approvals)
- Located within a designated Opportunity Zone



SITE SURROUNDINGS



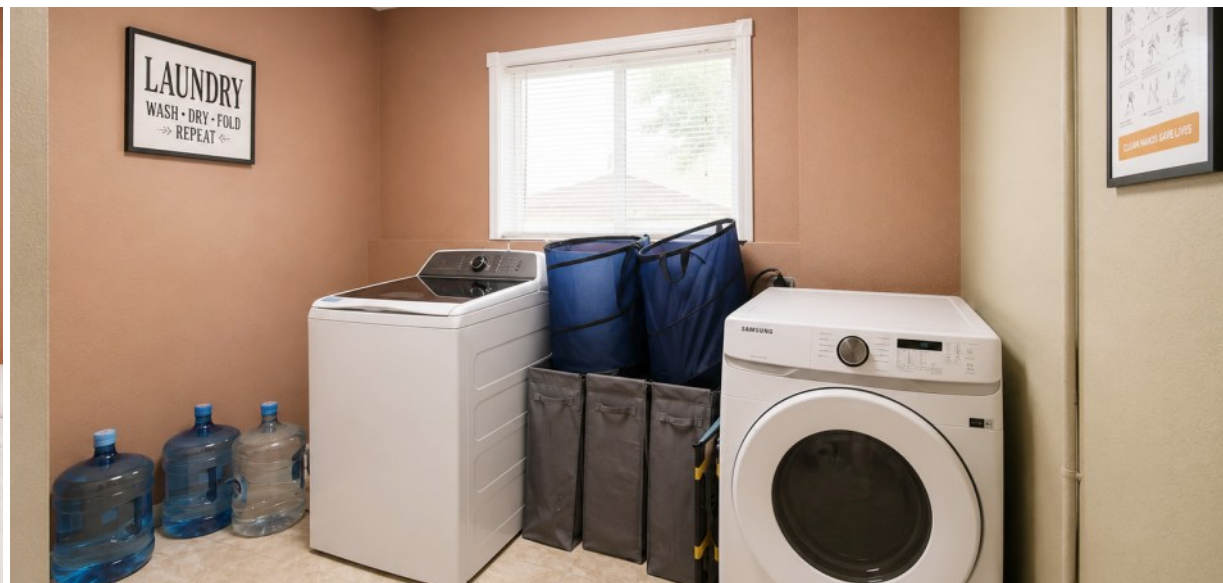
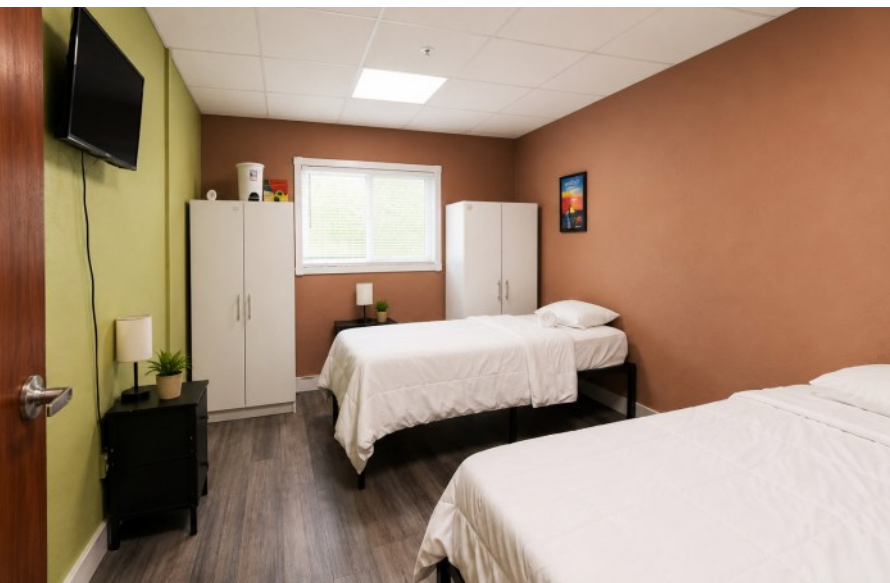
COMMUTE MAP



PROPERTY PHOTOS **EXTERIOR**



PROPERTY PHOTOS **INTERIOR**



DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	88,385	143,594	253,589
2025 Population	97,330	154,826	278,041
2030 Population Projection	105,424	167,046	300,921
Annual Growth 2020-2025	2.0%	1.6%	1.9%
Households			
2020 Households	27,033	43,290	75,464
2025 Households	29,517	46,252	81,730
2030 Household Projection	31,987	49,922	88,435
Annual Growth 2020-2025	2.2%	1.8%	2.1%
Housing			
Owner Occupied Households	14,012	24,007	47,902
Renter Occupied Households	17,975	25,915	40,533
Households By Income			
Avg Household Income	\$76,380	\$83,105	\$89,900
Median Household Income	\$60,963	\$66,572	\$72,640



CONTACT INFORMATION

HEALTHCARE FACILITY

412 SW 5th Street

Homestead, FL 33033

\$1,995,000

PURCHASE PRICE

\$45.00/SF

LEASE RATE

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