

2240 Riverdale Dr Miramar, FL 33025



Business Opportunity
List Price: \$975,000
MLS #: [F10373987](#)
Status: Active **MLS Area:** 3190
List Broker: [URGI01/United Realty Group Inc](#)
Geog Area: Hollywood South West (3990;3190)
Type:
Zoning: RS-3
County: Broward
Yr Built: 1991
Subdv #: 21
Town/Range: 5141 **DOM:** 74
Section: 20 **Folio #:** [514120210300](#)
Map Coord:
Parcel #: 0300 **Munic Code:**

Business Name: Home Sweet Home AssistedLiving
Add Business Nm:
Type Business: Assisted Living Facility
Style: Business, Medical Service
Virtual Tour: <https://www.propertypanorama.com/2240-Riverdale-Dr-Miramar-FL-33025/unbranded>
Brand Virtual Tour:
Legal Description: BRIARGATE PLAT 140-36 B LOT 30 BLK A

Remarks

Public Remarks: Outstanding 6 Bed ALF (RLF) Single Family Home Business and building. Great cash flow. This facility fully renovated and well equipped with Fire alarm System, 2200K Watt back-up Generator with a 500-gallon underground tank with auto on/off switch. Hurricane Shutters. New owner can earn Income Immediately. Ideal location for this Assisted living facility. Close to Major Hospitals and other Medical Facilities.
Driving Directions: SEE GPS
Broker Confidential: Please call for Listing Agent appointment details. Please do Not Stop By or go to the property without a confirm appointment from listing Agent via text or email.

General Information

Range Price:	LLP:	County Lnd Use:	Lot Front:
REO:	Short Sale: No	Lender Apprv:	Auction: No
Prop Desc: Single Family Home ALF		Apx Lot Size:	
Ownership:			
Yr Established: 15	# Employees:	Hours Open:	Days Opn:
Training Avail:	Bldg SqFt:	SqFt Occupied: 2,786	# Seats:
Base Rate:	# Bays:	# Offices:	# Load Drs:
Door Height:	Improve Ht:	Column Span:	
Lse Expire Dt:	Renew Opt:		
Miles Express:	Miles Beach:	# Tenants:	# Meters:
# Toilets:	AC %:		
Sale Incl (Sale): Business; Building And Land			
Sale Incl (Incl): Equipment, Furniture/Fixtures, Inventory, License			
Type Building: Commercial			
Prop Location: Waterfront			
Construction: Cbs Construction		Rail Desc:	
Flooring: Ceramic Floor			
Road Front: City			
Road Type: Two Lane			
Roof Age/Desc: /Comp Shingle Roof			
Electric Svc: 110 Volts Power, 220 Volts Power			
Fire Protection: Smoke Alarm, Smoke Detector, Sprinklers			
Parking: 4			
Security: Security System			
Licenses: State License			
Lse Trm Rem:			

Additional Information

Info Avail: Inventory, Other Available Information, Personal Property Inventory, Photos
Misc Info: Laundry Facilities
Heating: Central Electric
Cooling: Central Building A/C
Water: Public Water

Sewer:

Financial Information

Terms:	Tot Assm Ln:	Min % Down:
Assumable: No	Taxes: \$6,999/2022	Assessed: \$395,370
Total Mortg:	Tax Info:	Chattel Bal: \$0
Gross Rent:	Gross Sales: \$327,000	Other Inc:
Cost of Sale:	Gross Op Inc:	Inventory Val:
Fixture Val:	Insurence Exp: \$3,750	Total Exp:
Net Op Inc:		
Electricity, Licenses & Permits, Payroll, Phone, Personal Property Tax, Property Insurance, Real Estate Tax, Repairs & Maintenance, Supplies, Utilities/Telephone, Water/Sewer	Statement Pd: N	
Expense Inc:	Applic Fee:	Min Credit Scr:
Type Assoc:		

Assoc Phn:
Source: Owner Provided
Special Info: Wheelchair Designed
Possession: Funding

Assoc Web:

Agent/Office Information

List Office: [URGI01 /United Realty Group Inc](#)
List Agent: [3171943 /Marrio Dave Kinglock](#)
Agt Email: kinglockrealty@yahoo.com
Ofc Adrrs: 12399 SW 53 ST Ste 101
Cooper City, FL 33330

Agent Ph: (954) 471-0078
Agent Ph 2: (954) 471-0078
Agt License: 3171943
Office Ph: (954) 450-2000
Office Fax: (954) 670-1821
Board: BeachesMLS

Attr Contact:

Web Adrrs:

CoAgt Email:

OLP: \$975,000

Prev Pr:

Pr Change Dt: 03/28/2023

ECD:

Contingencies:

Owner Name:

Owner Phone:

Var/Dual Rate: No

Own/Agent: No

Occup Info:

Trans Broker: 3.00%

Buyers Agent: 3.00%

Non-Rep Comp: 0.10%

List Date: 03/28/2023

Active Date:

Pending Date:

Expire Date: 09/30/2023

Listing Type: Exclusive Right

Internet: Yes

AVM: No

Blogging: No

Any Bkr Adv: No

Show Instruct: 24 Hour Notice, Appointment Only, See Broker Remarks, No Sign

Addr on Inet: Yes

Agent Full

06/10/2023 3:18:22 PM

The Information is deemed to be reliable, but is not guaranteed. ©2023 Beaches MLS, Inc. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Accessibility Issues? We are committed to providing an accessible website. If you have difficulty accessing content or notice any accessibility problems, please contact our ADA hotline at 844-209-0134 and we will strive to provide the information you need in the format you require.