



FOR SALE

**The Villas at Baer Creek
Assisted Living Facility**

770 S Main St
Kaysville, UT 84037

**± 13,238 SF
HOSPITAL/LONG TERM CARE**

Property Specs

SALE PRICE	\$1,700,000
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TOTAL AVAILABLE	± 13,238 SF
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LOT SIZE	± 0.66 SF
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TYPE	Office Hospital/Long Term Care
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YEAR BUILT	2014
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- 16 Bed AL2 Facility.
- Excellent Location.
- Beautiful grounds with newer building.
- Excellent reputation in the community.
- Excellent opportunity for new owner with great upside potential.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS

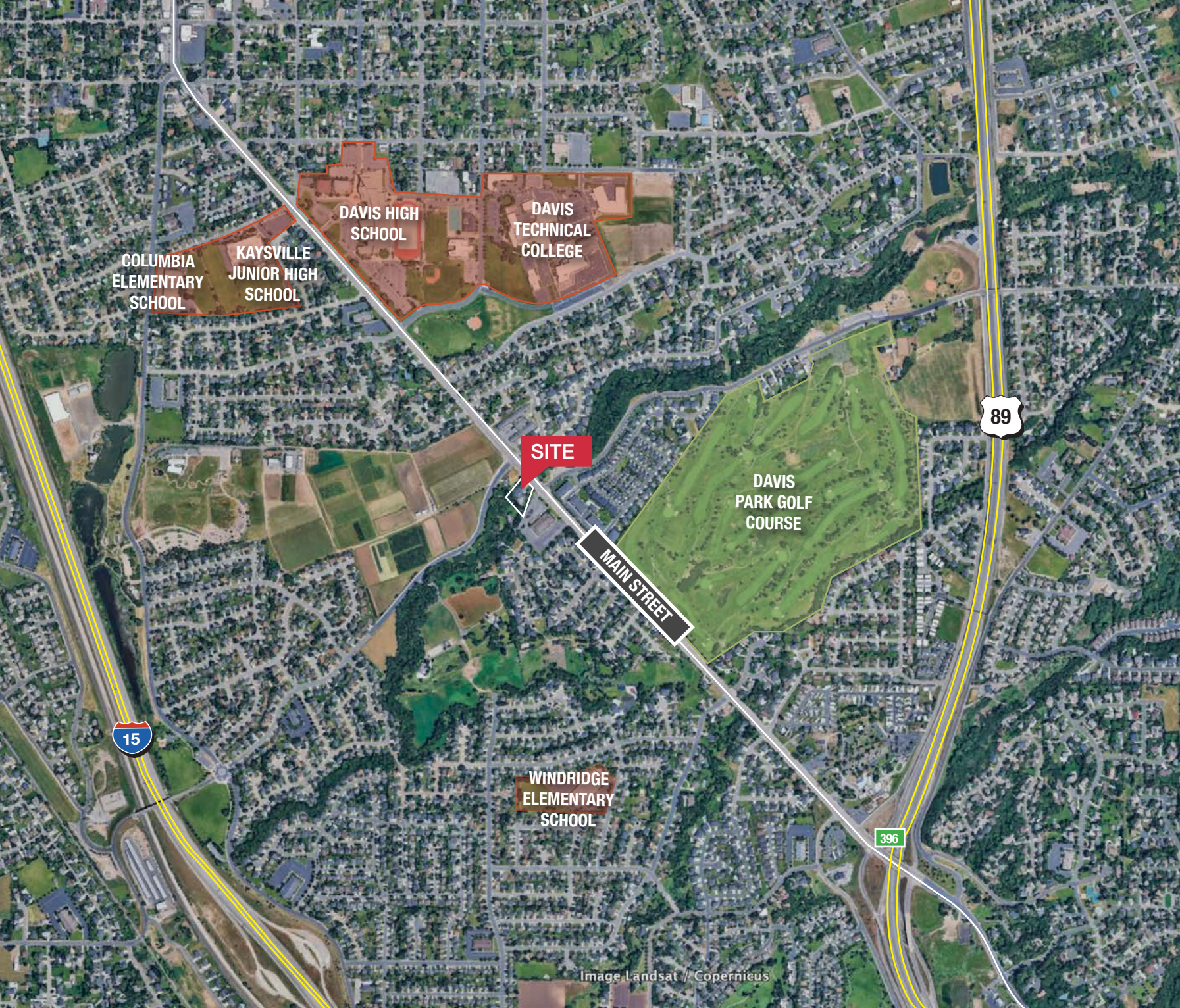




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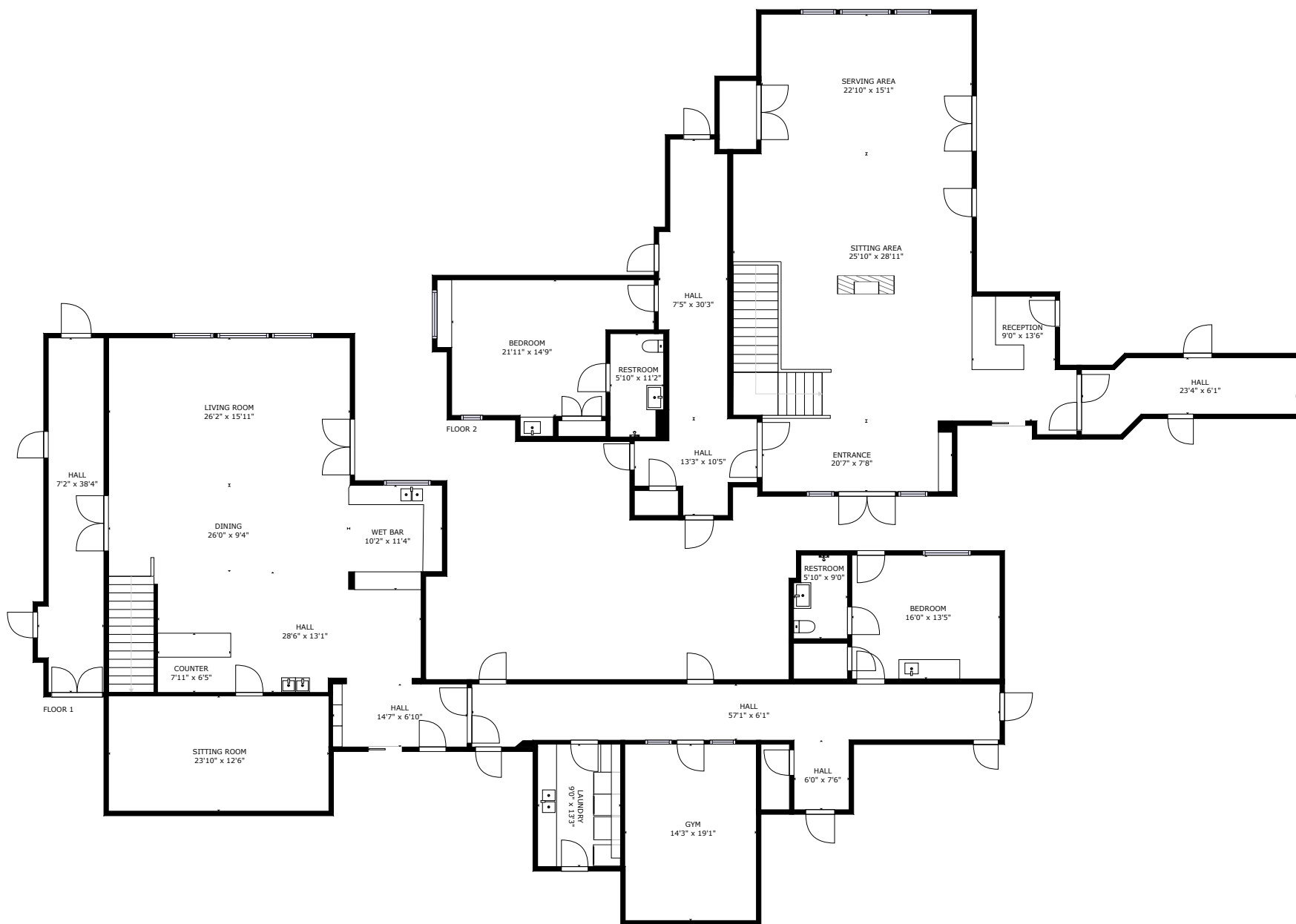


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	11,770	62,259	116,122
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,515	18,404	35,329
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$155,451	\$161,162	\$149,857

Traffic Counts

STREET	AADT
SR 273 / Main St	19,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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