

ONLINE AUCTION

Allows For Contingencies



±76,500 SF SPECIALIZED CARE FACILITY REPURPOSE VALUE ADD IN MEDICAL ALLEY MINNESOTA

425 N. Badger Street, Caledonia, MN 55921

**STARTING BID:
\$999,000**

FRE Auctions is pleased to present the Online Auction Plus event for a ±76,500 SF Former Assisted Living Facility with adaptable floorplan in the Root River Valley region.

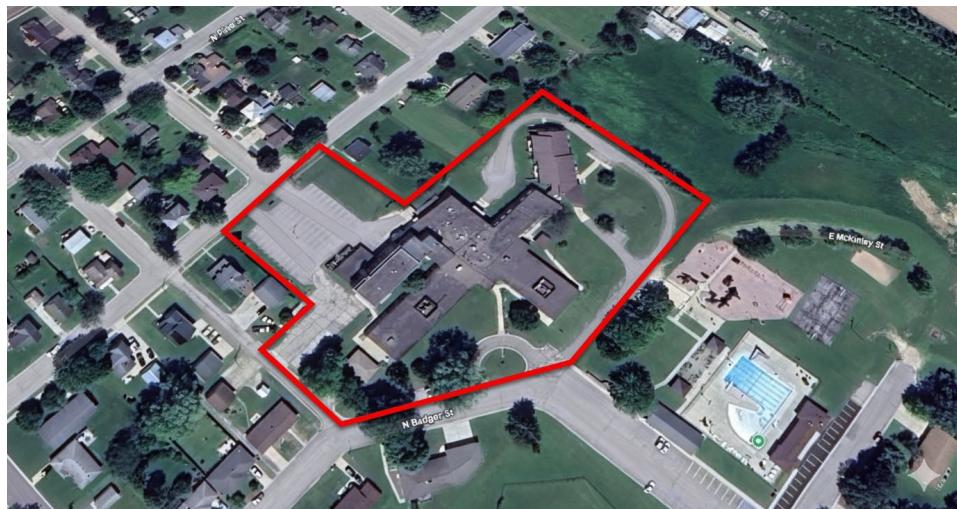
PROPERTY HIGHLIGHTS

Optimal Infrastructure: This former highly-regulated Skilled Nursing Facility (SNF) provides an immediate operational footprint, drastically minimizing the costly and time-consuming pre-operational improvements typically required for re-entry into the broad care market.

Repurpose Value Add: The property is adaptable for many concepts, including Assisted Living, Memory Care, Senior/Specialty Apartments, Rehabilitation Centers, Behavioral Health Services, or Specialty Medical Clinics, by leveraging its existing institutional build-out.

Strategic Location: Minnesota is home to "Medical Alley" property is located in Houston County, Minnesota, region supported by the crucial Health Care & Social Assistance sector.

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



VALERIA VAZQUEZ

FRE Auctions
Auction Manager

PATRICK KELLEHER

FRE Auctions
Auction Specialist

FRE.com/528D6

For additional property details, downloadable due diligence & auction info


The Future of Real Estate™