

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

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.

STARTING BID:
\$999,000

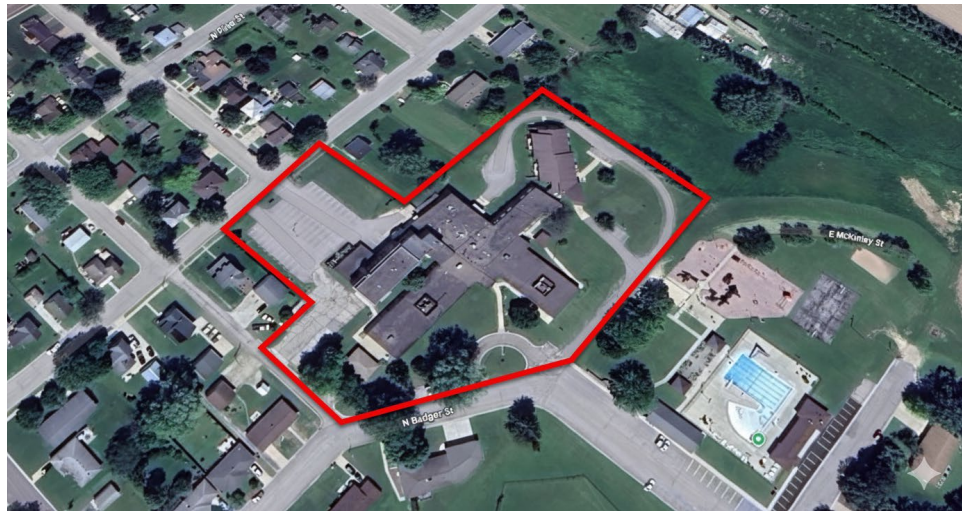
The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

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.



VALERIA VAZQUEZ
FRE Auctions
Auction Manager

PATRICK KELLEHER
FRE Auctions
Auction Specialist

FRE.com/528D6

For additional property details, downloadable due diligence & auction info

