

# SKILLED NURSING FACILITY

A 29,434SF BUILDING (97 BEDS) SITUATED ON 3.15 ACRES

1500 AVENUE G, ELY, NV

OFFERED AT  
\$3,500,000



## ABOUT THE PROPERTY:

This property, located at 1500 Avenue G in Ely, Nevada, offers a unique commercial opportunity with significant potential for adaptive reuse. Historically known as the White Pine Care Center, this substantial facility sits on approximately 3.15 acres of land.

The property is currently zoned for hospital/public use and features a primary building of roughly 29,434 square feet. With its versatile layout, it presents a compelling canvas for developers or investors looking to establish a new healthcare facility, a residential conversion project, or an educational center.

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## INVESTMENT

### HIGHLIGHTS:

Ely's real estate market currently offers a buyer's market environment. With median home values significantly more affordable than the Nevada state average, this commercial site represents a strategic entry point into a stable, growing rural economy supported by local mining and public services.

# EXCEPTIONAL OPPORTUNITY

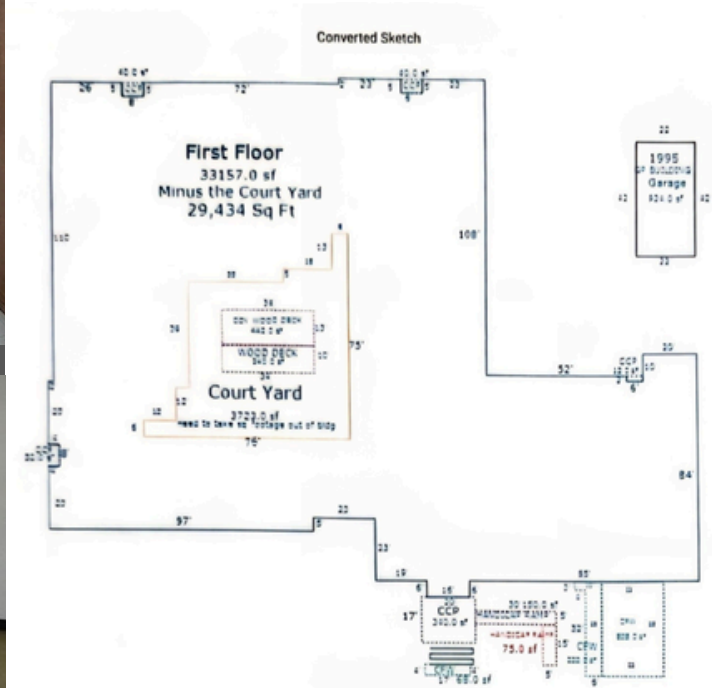
1500 Avenue G in Ely, Nevada offers a rare investment and owner-user opportunity with exceptional redevelopment potential. Formerly the White Pine Care Center, this 29,434 SF medical facility sits on 3.15 acres and is ideally located next to William Bee Ririe Hospital, making it perfect for healthcare, senior living, residential conversion, educational use, or community-based development.

The single-story property features a functional layout previously designed for a 97-resident care facility, complete with common areas, accessibility features, ample parking, outdoor gardens, and walking paths. Existing infrastructure and utility connections provide added value for future redevelopment or repositioning.

Located near Great Basin National Park, Ely offers a stable rural economy supported by mining, healthcare, tourism, and public services, creating a strategic investment opportunity in an affordable Nevada market.

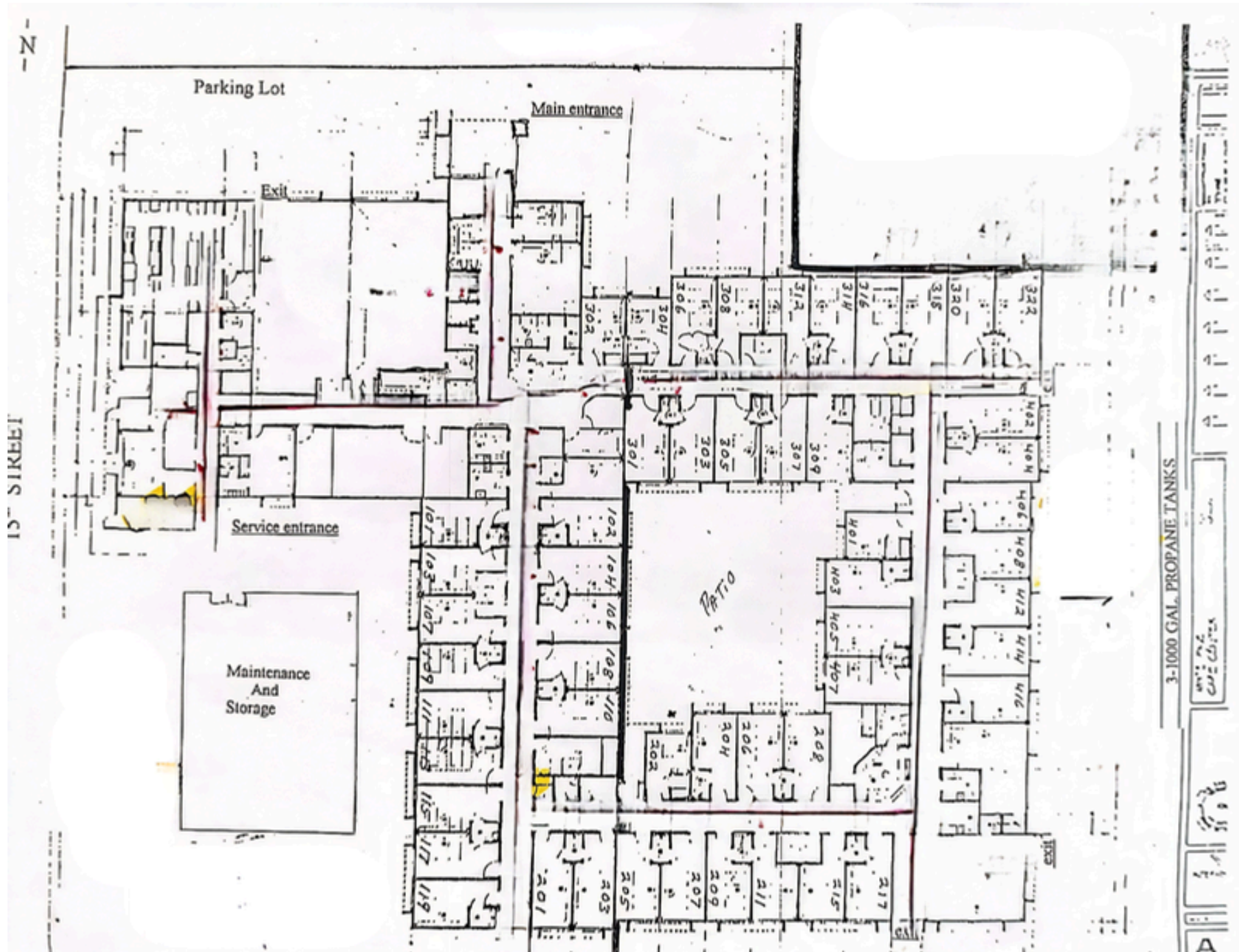


# SITE PLAN





# FLOOR PLAN - 97 beds





## PROPERTY FEATURES

### HIGHLIGHTS:

- **Generous Space:** A massive 29,434 sq. ft. building suitable for various large-scale operations.
- **Large Lot:** 3.15 acres providing ample room for expansion, outdoor amenities, or parking.
- **Established Infrastructure:** Includes essential utility connections and accessibility features like wheelchair-accessible entrances and parking.
- **Functional Layout:** The interior previously supported a 97-resident nursing facility, complete with common areas, an activity center, and specialized service rooms.
- **Outdoor Amenities:** Features an outdoor garden and walking paths, ideal for creating a peaceful environment.

- **Property Type:** Skilled Nursing
- **Property Subtype:** Medical
- **Building Size:** 29,434 sq ft
- **Building Class:** C
- **Year Built:** 1969
- **Price:** \$3,500,000
- **Price Per SF:** \$118.91
- **Percent Leased:** Vacant
- **Tenancy:** Multiple
- **Building Height:** 1 Story
- **Typical Floor Size:** 29,434 sq ft.
- **Building FAR:** 0.21
- **Lot Size:** 3.15 acres
- **Zoning:** GC - General Commercial



### LOCATION & LIFESTYLE:

- **Situated in the heart of Ely,** this property benefits from the town's tranquil atmosphere and proximity to essential services.
- **Outdoor Gateway:** Ely is a premier destination for outdoor adventure, offering easy access to Great Basin National Park and various mountain ranges.
- **Local Community:** Small town feel with rich copper mining history where copper is still being mined to this day. Ely is where mining meets vibrant art and outdoor adventures.





# THE MAP

Reno to Ely - 320 miles  
Las Vegas to Ely - 245 miles



SCAN ME!





COMMERCIAL PROPERTIES

# Popular Destinations

Ward Charcoal Ovens State Historic Park

Nevada Northern Railway Museum

White Pine Public Museum

Prospector Hotel and Gambling Hall



# Experiences You'll Love

Nature escapes & scenic views

City exploration & culture walks

Relaxing sceneries & history



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