



# 325 SENTINEL DR, WAUKESHA, WI

---

OFFERING MEMORANDUM



# PROPERTY OVERVIEW

- A well-maintained, versatile property ready for customization as a 13-unit Community-Based Residential Facility (CBRF) or two Adult Family Homes (AFH). Priced at \$590,000, this is an ideal opportunity for healthcare providers and investors.



# KEY FEATURES

- - Updated Systems: Modernized building with a newer high-efficiency HVAC system.
- - Security: Complete security system with surveillance cameras.
- - Ample Parking: Generous space for staff, residents, and visitors.
- - Multiple Levels: Three floors optimized for care and operations.
- - Turnkey Licensing: Includes drafted application for AFH licensing.

# SPECIFICATIONS

---



- BUILDING SIZE:  
11,280 SQ. FT.



- ZONING: RM-3  
MULTI-FAMILY  
RESIDENTIAL



- LOT SIZE: 0.26  
ACRES

# HIGHLIGHTS

---

- Strategic Location: Close to medical facilities, public transport, and amenities.



- Flexible Use: Ideal for assisted living or healthcare services.



- Future Opportunity: Additional operational AFH units available in Q1 2025.



# CONTACT INFORMATION

- For more information or to schedule a showing, please contact:
- Angela
- Office Manager, VACK Group LLC
- Phone: 262-394-6879
- Note: Showings will be scheduled after timelines and proof of funds are confirmed.
- \*Disclaimer: The owner of the property, Kashyap, is a licensed agent in Wisconsin.\*