

FOUR HUNDRED  
PLUM STREET



\$1,299,000

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# ABOUT US

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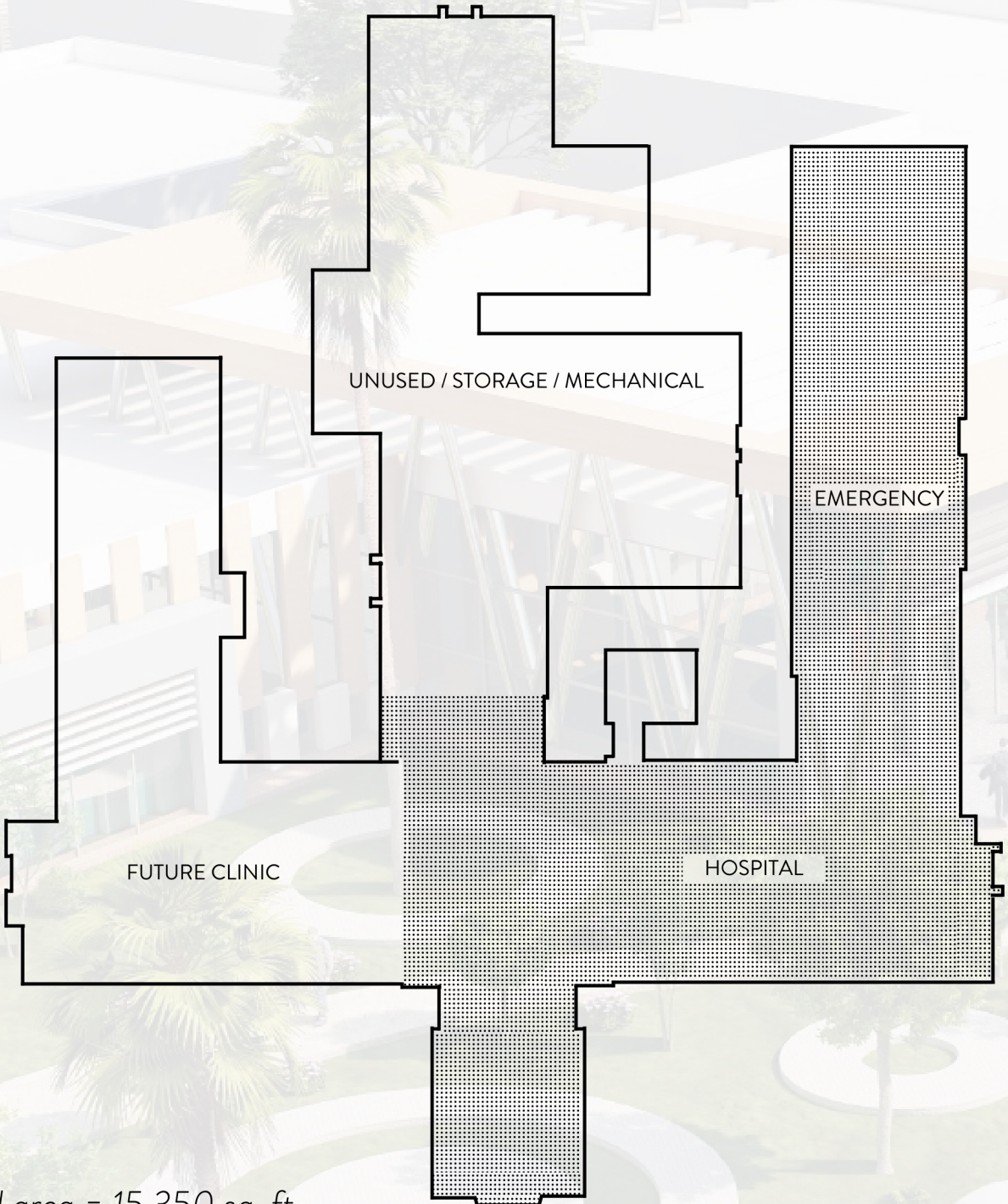


*Welcome to Better Homes and Gardens Real Estate Commercial®. This commercial offering provides the service and market experience you'd expect from a brand whose legacy was built upon a passion for the home. Serving the needs of business owners large and small—bringing the best of a brand you know and trust with the specialized expertise of commercial markets designed to empower you to achieve your goals.*





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*\*shaded area = 15,350 sq. ft.*

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*\*\*Square footage is approximate, drawings are for representation only, are not drawn to any particular scale, and are subject to change without notice. The measurements set forth on the floor plans as to each unit are approximate values taken from the plans and specifications for the property and may not be precisely accurate as to any unit due to variances in construction and interior floor plans. Buyer and buyer's agent to verify all information and measurements.*

# BUILDING NOTES

Building Use Group - **H** Hospital  
Building Construction Type - Type II  
Square Footage - 15,350 sq. ft.  
Occupancy Load - 157

Building Use Group - **B** Business  
Building Construction Type - Type II  
Square Footage - 18,900 sq. ft.  
Occupancy Load - --

# SEISMIC DESIGN CRITERIA

$A_v$  - 0.15  
 $A_a$  - 0.15  
Seismic Hazard Exposure Group - 1  
Seismic Performance Category - C  
Soil Profile Type - S1

# DESIGN LOADS

Dead Load - 15 P.S.F.  
Live Load - 40 P.S.F.  
Snow Load - 20 P.S.F.  
Wind Speed - 80 M.P.H.



# CARMI CARE CENTER

Current Beds - 123

Total Patient Days - 2168

Total Discharge - 592

## PREVIOUS REVENUE

Property Revenue - 127,195

Property (Parking & LS Parking Spaces) - 70

Parking Spaces - 70

Current Space Area- 44,000

Surgery Room - 2,103

ER Room - 885

CT Scan - 1,078

Laundry Room - 1,515

Sterilize Room - 463


Radiology - 1,198

Dietary Kitchen - 1,764

Dietary Dinner - 718

# PREVIOUS REVENUE

(CONTINUED)



Pharmacy - 406
Mechanical - 1,352
Chapel/Prayer - 407
Physical Therapy - 634
CCU - 534
Outpatient Clinic - 775
Admin Room - 200
Waiting Room - 860
Admitting - 802
Patient Room - 26,814
Bathroom - 2,064
Total Space - 44,572
Future Expand - 12,350

# ADDITIONAL INFO

- Roof complete renovation in 2012. It is currently in excellent condition with no signs of leaks.
- The foundation and basement are constructed with pre-manufactured concrete and remain in very good condition.
- Around 65% of the building's interior has been renovated and painted and is in good condition.
- Out of the five TRANE ventilation and air conditioning systems, three are brand new and have never been used since their installation in 2012.
- There is an emergency power generator with the plate number CAT 300, which is also in good condition.

# DEMOGRAPHIC REPORT

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White	4,773	95.23%
Two or more races	93	1.86%
Asian	64	1.28%
Black or African American	52	1.04%
Other race	17	0.34%
Native American	13	0.26%
Native Hawaiian or Pacific Islander		0%

*\*\*BHG RE makes no warranties, expressed or Implied, to the accuracy of this Information. BHG RE assumes no liability or responsibility for any error in the Information provided. Buyer and buyer's agent to verify all information.*





# CARMI CARE CENTER





CARMEL CARE CENTER

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