



**106 Carr Street
Nicholson Pa 18446**

This 5053 sq ft property offers endless opportunities for an onsite owner operated business. The current owners have lovingly dedicated themselves to create a very personalized and unique tropical paradise in the Endless Mountains of NEPA. The property offers not only a tranquil physical space, but an immersive environment that promotes well-being and serenity. Currently, the property is zoned as an R4. Allowable uses may include,

310.5 Residential Group R-4.

Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

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| Alcohol and drug centers | Assisted living facilities |
| Congregate care facilities | Group homes |
| Halfway houses | Residential board and care facilities |
| Social rehabilitation facilities | |

Currently the owners became licensed by Pa Department of Human Services to operate a 10-bed resident Personal Care Home on July 3, 2024 (there is the ability to expand capacity). The resident wing offers one story access to all areas. All renovations have been completed as of June 2024. Updates include a fully renovated ADA compliant bathroom, which includes accessible shower with seat and grab bars throughout. There are handrails along all hallways and grab bars in all bathrooms. There are 10 bedrooms ranging from 85-120 sq ft. Each room has a half bath. Each room has individually keyed locks with master key access and panic lock operation from within the room that allows the door to be quickly unlocked in emergencies. The entire property is equipped with hardwired interconnecting smoke alarms. A four-zone hot water baseboard furnace allows optimal comfort throughout the entire property. There is a secondary walk-in seated shower in the laundry room and a third shower in the two-story owner quarters. The first story of the owner's quarters offer opportunity for a second private kitchen or Bistro area for owners or employees that is accessible from the main resident wing or privately from the side yard. The second story of the owner's quarters offers privacy with a large sitting room with three bedrooms (all with ½ baths). There is a private entrance with a deck accessible from the second story.

As per Genworth.com, *Every day until 2030, 10,000 Baby Boomers will turn 65 and 7 out of 10 people will require long term care. The monthly median cost of care in the US for personal care is \$5350 and in the Scranton region is \$4362.* There is an income potential of \$26,172 a month with 60% occupancy to \$43,620 with 100% occupancy. An estimated operating cost breakdown is estimated and by no means a guarantee. Food \$3500/month, electric \$500/month, cable/internet \$200/month, heating oil (variable). Cost of employees will vary on owner involvement and need assessment. Costs of medical care and personal items are the resident's responsibility and often covered by insurance. Relationships have been formed with a local pharmacy to work with residents for filling and delivery of medications. Other services available to residents onsite are private vendors (physical/occupation therapy, mobile radiology, and onsite hospice) and managed and billed independently by the vendors.

The new owner would be responsible to apply for licensure to the State of Pa for individual licenses. The facility is currently not occupied by residents and owners are

onsite. One of the owners is an RN Administrator and is available for consultation regarding procedures, inspections and policies and procedures. Certificate of occupancy was obtained post renovation for updated use. On lot septic inspection for this commercial size system was completed March 2024. A whole house water filter and ultraviolet system was installed and well water testing is completed every three months per DHS and documents are available for review.

Except for a few personal furnishings of the owners, the property comes furnished as per regulations of PA DHS. Extra amenities in resident rooms include a 32-inch wall mounted smart TV and in room personal size room safe.