

# FOR SALE OR LEASE

## CONVERSION OPPORTUNITY

Howard County, Maryland

10605 CLARKSVILLE PIKE  
COLUMBIA, MD 21044



## 16-BED ASSISTED LIVING FACILITY CONVERSION OPPORTUNITY



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## EXISTING BUILDING DETAILS

**Building Size:** 12,355+/- sf above-grade with partial finished basement that contains 3,199+/- additional sf

**Year Built:** 1995

**Land:** 1.254 +/- acres with large outdoor deck, landscaped garden & outdoor seating

**Parking:** 29 spaces

**Rooms:** 20 private rooms inclusive of owner's unit and manager's apartment, large community & dining spaces, kitchen, office and on-site laundry facilities

**Stories:** 3 stories with loft and partially-finished basement

**Water & Sewer:** Public

**Zoning:** R-12

### Additional Highlights:

- Fully-Sprinklered Throughout
- High Ceilings and Abundant Natural Light
- Ready for Conversion
- ADA-Friendly Potential
- Turnkey Opportunity for Investors and Operators
- Strong Regional Demand for Senior Housing
- Close Proximity to Medical Services, Pharmacies and Community Amenities
- Boutique Country Style Setting Differentiates the Facility
- Quiet, scenic location for resident well-being
- Separate masonry spring house



**RARE OPPORTUNITY TO CONVERT A CHARMING COUNTRY INN INTO A THRIVING ASSISTED LIVING FACILITY!**



Maryland Real Estate Brokers, LLC | 6100 Day Long Lane, Suite 100, Clarksville, MD 21029  
www.mdrebrokers.com | 443-546-3670

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## DEMOGRAPHICS

ZIP 21044

### Population:

44,775 Residents

### Population Density:

3,767 People Per Square Mile

### Median Age:

39.9 years

### Median Household Income:

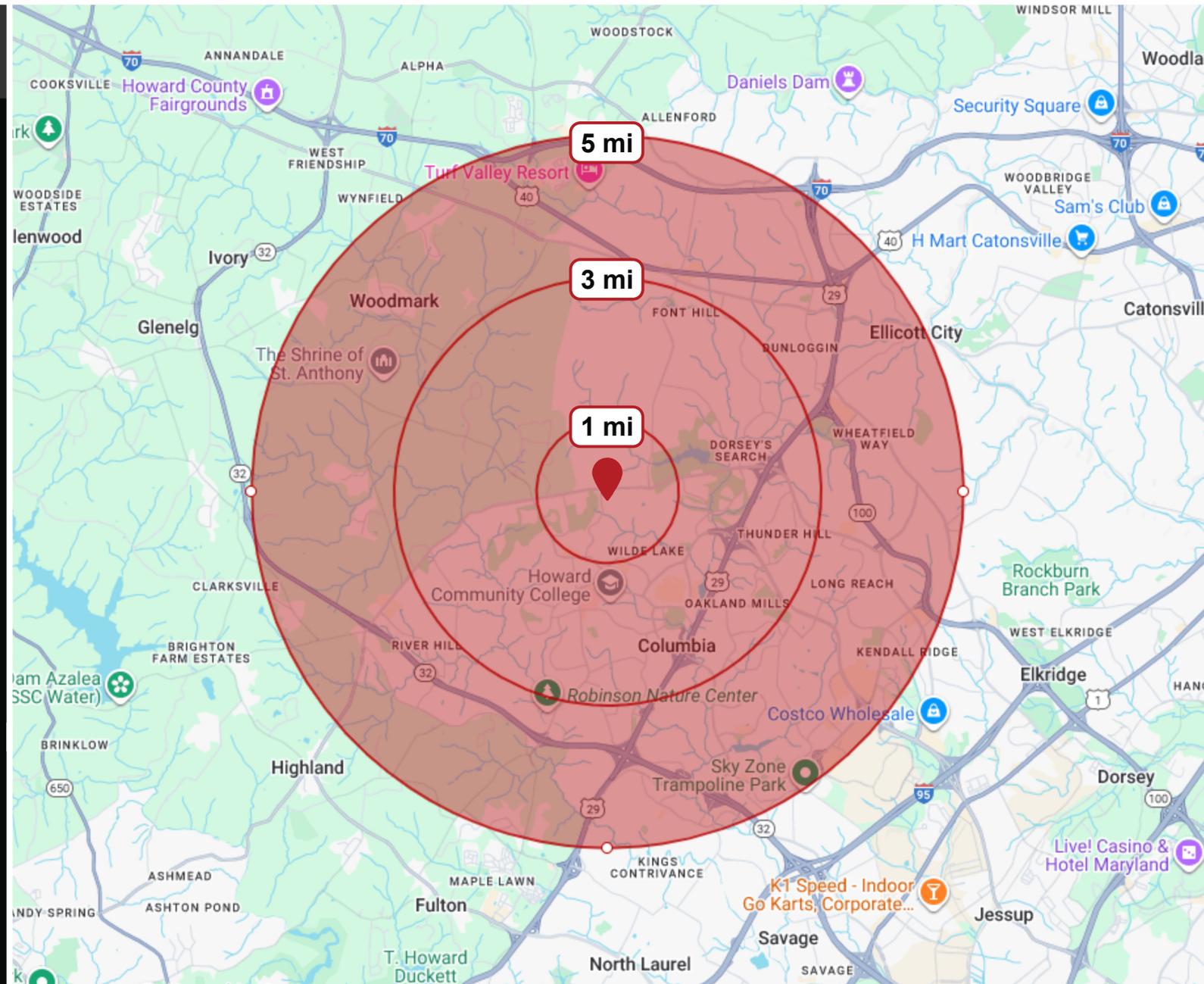
\$132,924

### Percentage of Seniors (65+):

17.8%

### Nearby Amenities:

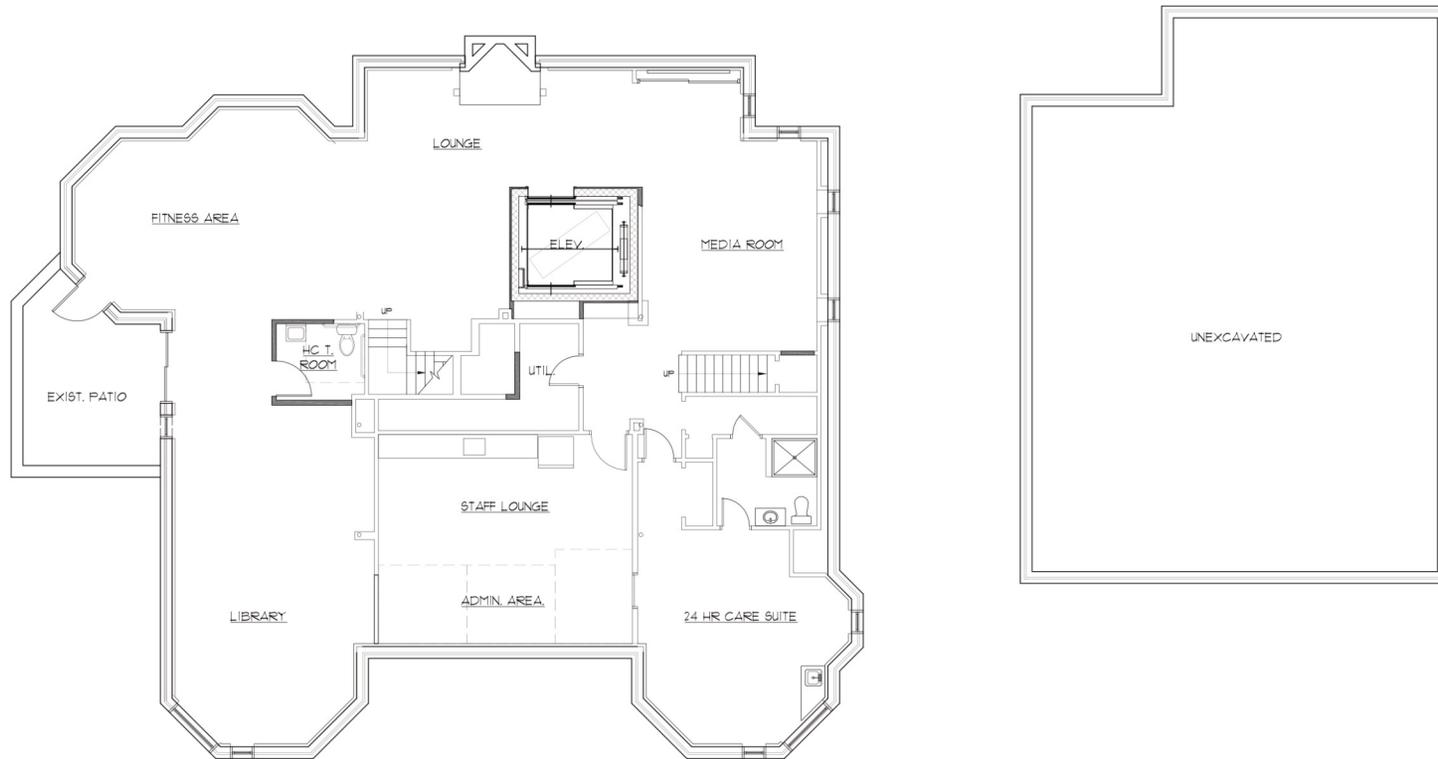
- Nearby grocery stores, essential shopping, and pharmacies — including Safeway (~1.5 miles), Whole Foods (~3 miles), and Giant (~4 miles) from the property.
- Easy access to medical services and hospitals — including Johns Hopkins Howard County Medical Center (~2 miles), MedStar Health Urgent Care – Columbia (~3 miles), and nearby specialty and outpatient clinics.
- Parks, walking trails, and outdoor recreation — including Centennial Park (~1.5 miles), Lake Kittamaquindi (~3 miles), and Lake Elkhorn (~5 miles) from the property.
- Shopping, dining, and entertainment at The Mall in Columbia (~3 miles away).
- Cultural and social venues — including concerts, theaters, and events at Merriweather Post Pavilion (~3.5 miles away).



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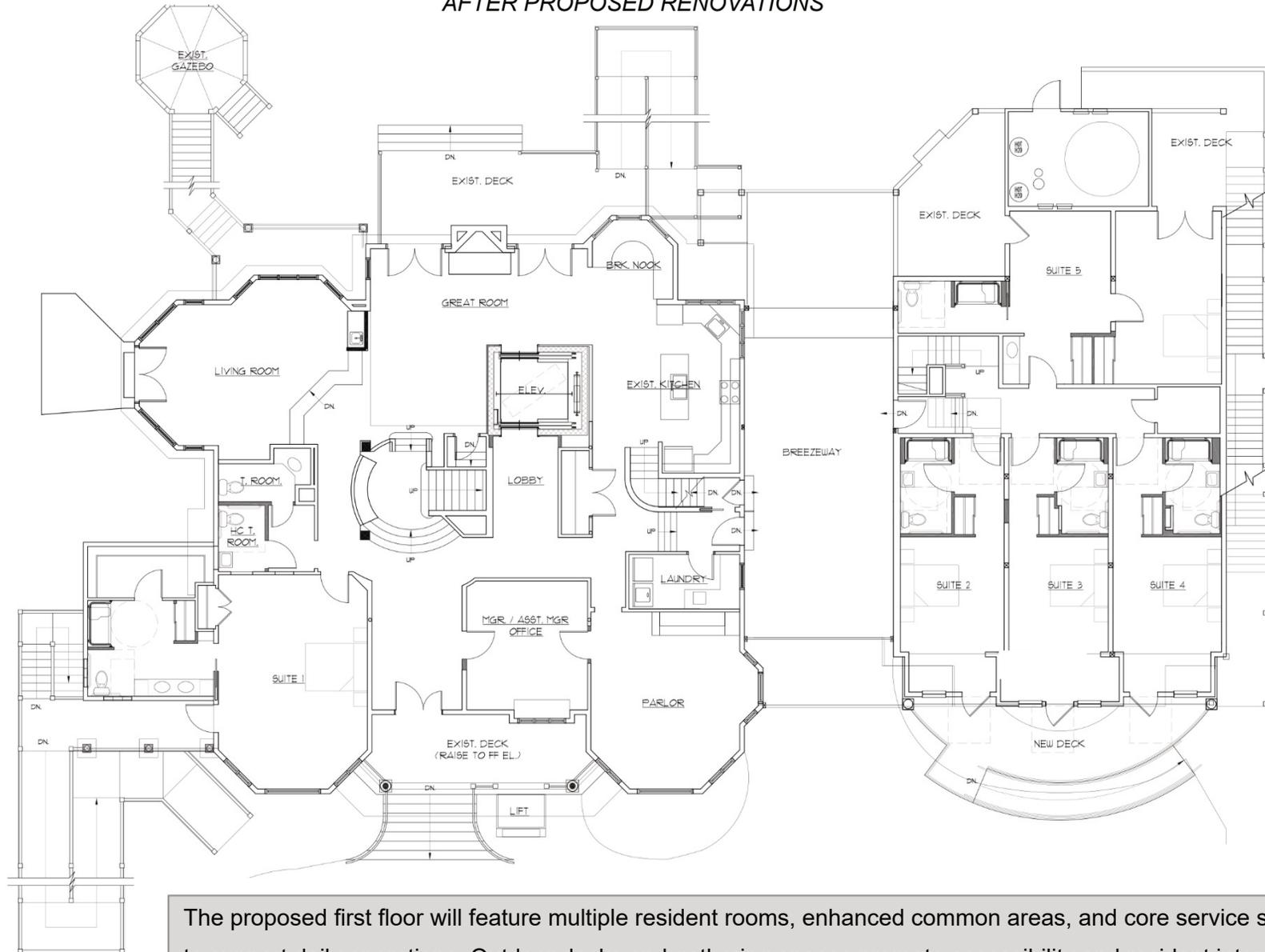
## Basement Level Plan

*AFTER PROPOSED RENOVATIONS*



The proposed basement will include key support functions with staff areas, administrative space, and a dedicated 24-hour care suite. Amenity spaces such as a lounge, fitness area, library, and media room offer additional resident engagement opportunities.

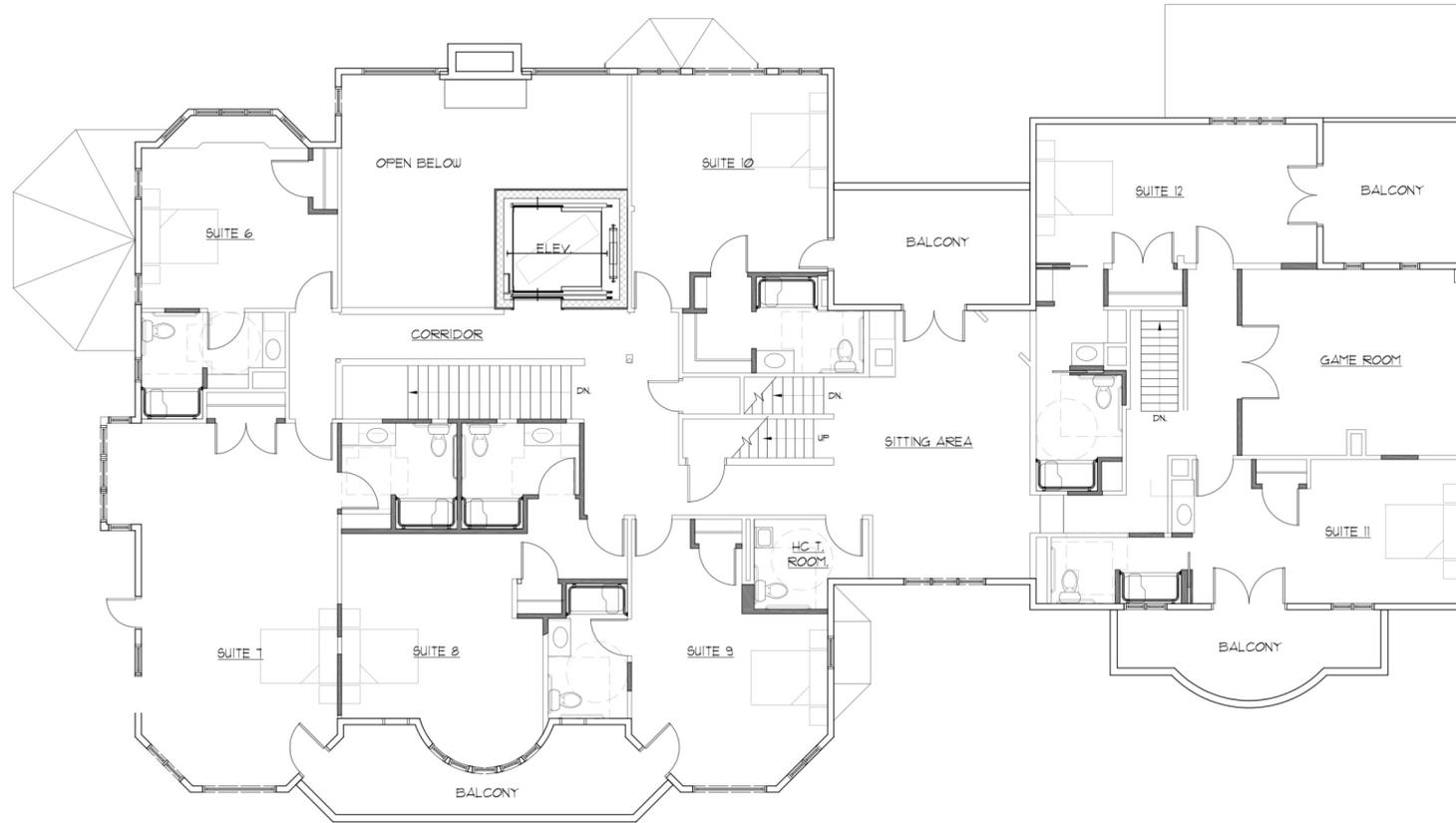
**First Floor Plan**  
AFTER PROPOSED RENOVATIONS



The proposed first floor will feature multiple resident rooms, enhanced common areas, and core service spaces to support daily operations. Outdoor decks and gathering spaces promote accessibility and resident interaction.

## Second Floor Plan

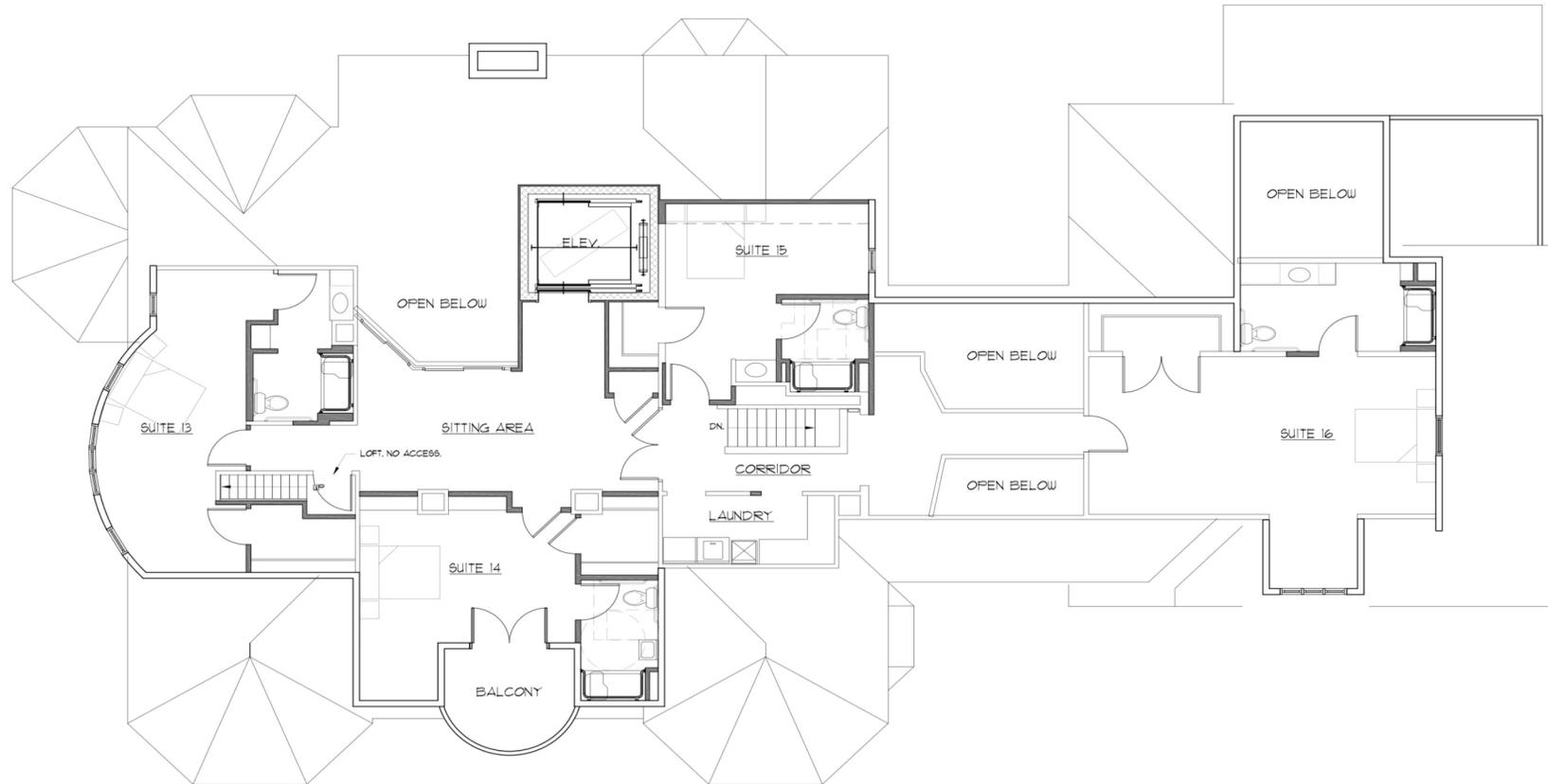
*AFTER PROPOSED RENOVATIONS*



The proposed second floor provides private resident rooms with optional balconies, along with updated bathrooms and seating areas. A game room and updated corridor layout contribute to a comfortable and engaging environment.

### Third Floor Plan

*AFTER PROPOSED RENOVATIONS*



The proposed third floor includes laundry facilities, additional private rooms, updated bathrooms, and a central seating area for resident comfort. Select balconies help create a quiet, residential setting suited for long-term care.