

844 NC 39 Hwy S  
Louisburg, NC 27549



AVAILABLE FOR SALE OR LEASE

*Exceptional Behavioral Healthcare Facility Opportunity*



## OFFERING MEMORANDUM

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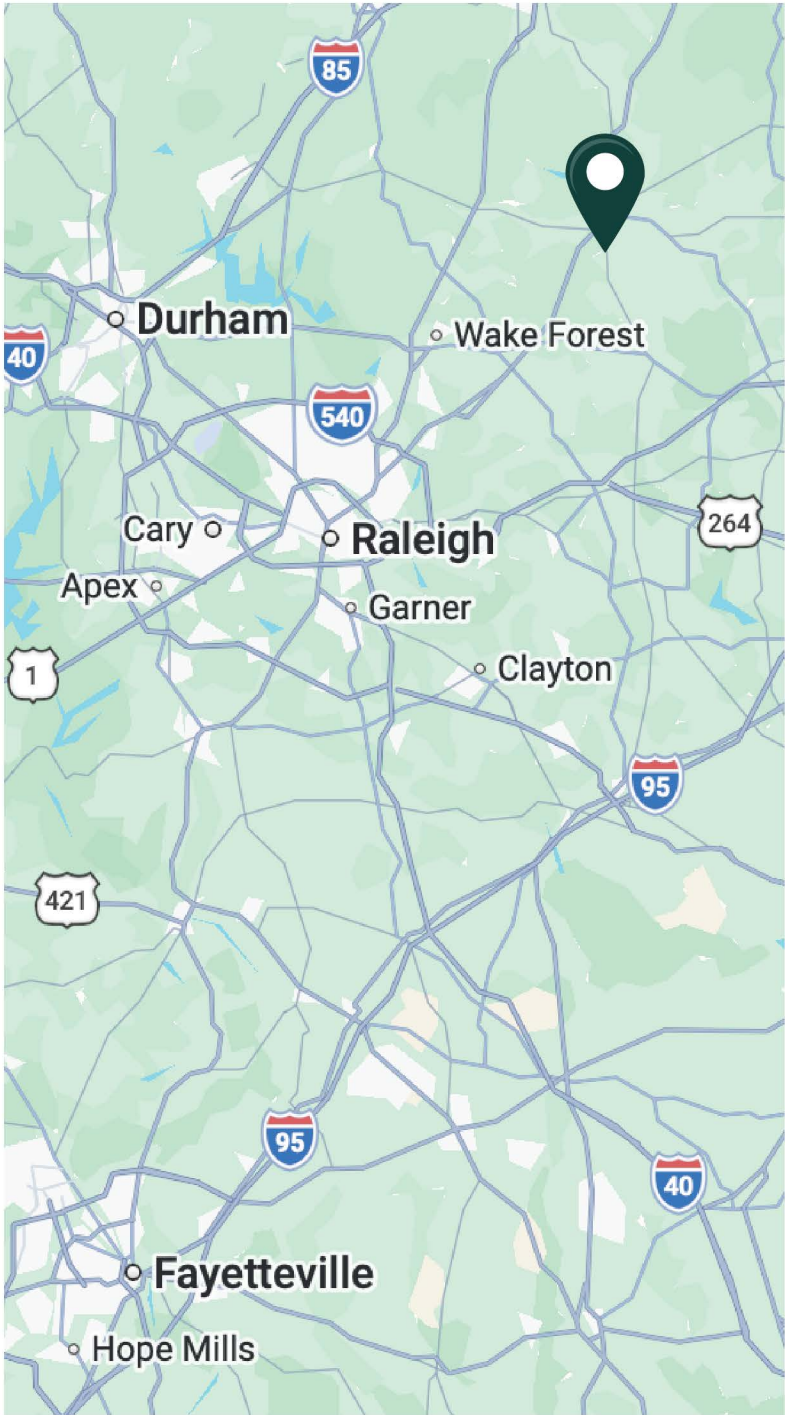
*In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060*

# 844 NC 39 Hwy S, Louisburg, NC 27549

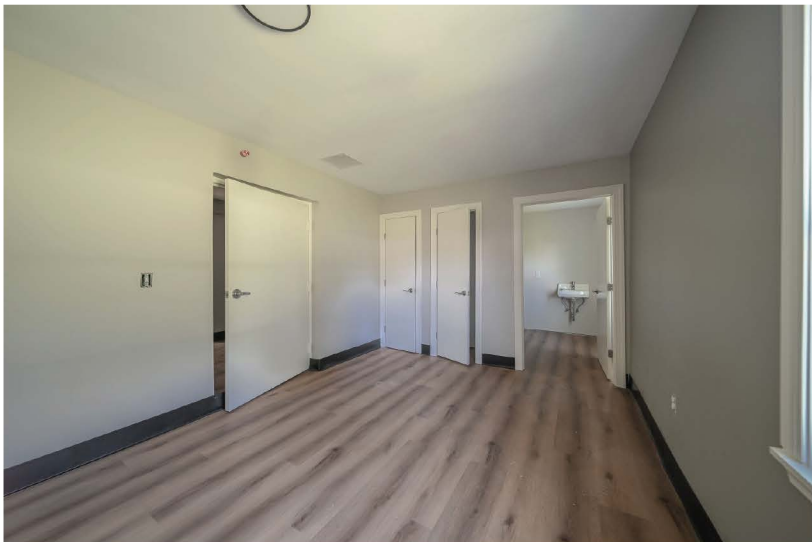
|                          |             |
|--------------------------|-------------|
|                          |             |
| Gross Building Area (SF) | 13,348 SF   |
| Bed Capacity             | 38 Beds     |
| Lot Size (AC)            | 5.17 AC     |
| Year Built / Reno        | 1969 / 2026 |
| Zoning                   | A-R         |
| Parcel APN               | 16830       |

Newly renovated, this residential treatment center sits on just over 5 acres in Louisburg, North Carolina, conveniently located near Raleigh. The 13,348-square-foot property is suited for 38 beds, with proper zoning already in place for numerous behavioral health uses. This is a strong opportunity for new or existing operators looking to establish or expand their program in the heart of North Carolina.

*Zoning Confirmation Letter available upon request.*



PROPERTY PHOTOS



# Behavioral Health Properties

FOR MORE INFORMATION, PLEASE CONTACT:



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