

325 Sentinel Dr, Waukesha, WI

For Sale: A Turnkey Healthcare Opportunity

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

Floor Plan Overview:

- First Floor: 4 bedrooms, 2 bathrooms, kitchen, dining area, guest room, and office.
- Second Floor: Similar layout to the first floor.
- Lower Level: Group room, office, storage, laundry, and utility spaces.

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.

Asking Price:

\$610,000

Contact:

For more information or to schedule a showing, please contact: 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.