



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**4601 Chesney Ridge
Dr, Austin, TX 78749**



ABOUT THIS PROPERTY

INTRODUCING TWO FULLY OPERATIONAL, LICENSED, AND PRIVATE ASSISTED LIVING FACILITIES LOCATED IN A SOUGHT-AFTER SOUTH AUSTIN NEIGHBORHOOD. EACH FACILITY BOASTS ITS OWN INDIVIDUAL OPERATING TYPE B LICENSE AND HAS BEEN A TRUSTED PART OF THE COMMUNITY FOR OVER TWO DECADES. BOTH FACILITIES FEATURE THE SAME LAYOUT WITH 3 BEDROOMS, 2 BATHROOMS, AN OFFICE, AND INVITING OUTDOOR SPACES WITH SCREENED IN AND COVERED PATIO AREAS. FACILITIES ARE ALSO EQUIPPED WITH STATE-OF-THE-ART ALARM SYSTEMS AND FIRE SPRINKLERS WITH MONITORED HEAT AND SMOKE DETECTORS, ILLUMINATED HALLWAYS, AND CENTRALIZED HEATING AND COOLING SYSTEMS. ADDITIONAL FEATURES INCLUDE BUT ARE NOT LIMITED TO COMMERCIAL DISHWASHERS, MULTIPLE REFRIGERATORS AND FREEZERS AND ESSENTIAL MEDICAL EQUIPMENT, MEETING THE HIGHEST STANDARD OF CARE AND SAFETY. THESE FACILITIES COME WITH A WELL-ESTABLISHED BOOK OF BUSINESS AND A SUBSTANTIAL WAITING LIST OF NEW CLIENTS, PROVIDING A SOLID FOUNDATION FOR PROSPECTIVE OPERATORS OR INVESTORS LOOKING TO ENTER OR EXPAND IN THE HEALTHCARE SECTOR. THE SELLERS PREFER TO SELL BOTH FACILITIES TOGETHER BUT ARE OPEN TO CONSIDERING OFFERS FOR EACH FACILITY INDIVIDUALLY. OWNER FINANCING AVAILABLE. ASK FOR DETAILS.

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



O: (512) 892-9934

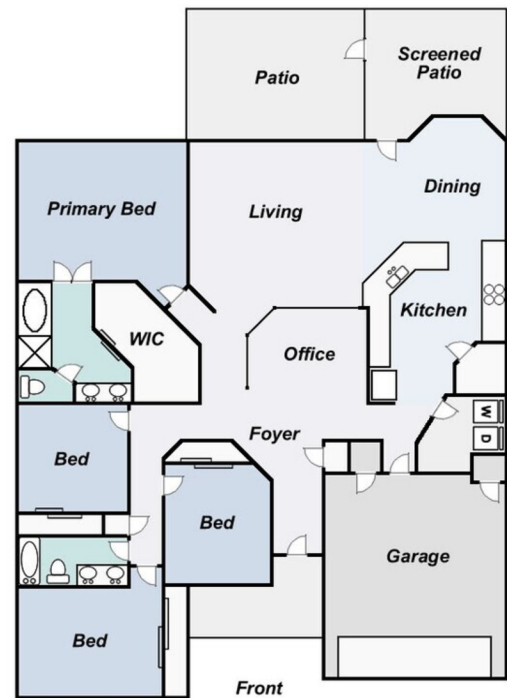
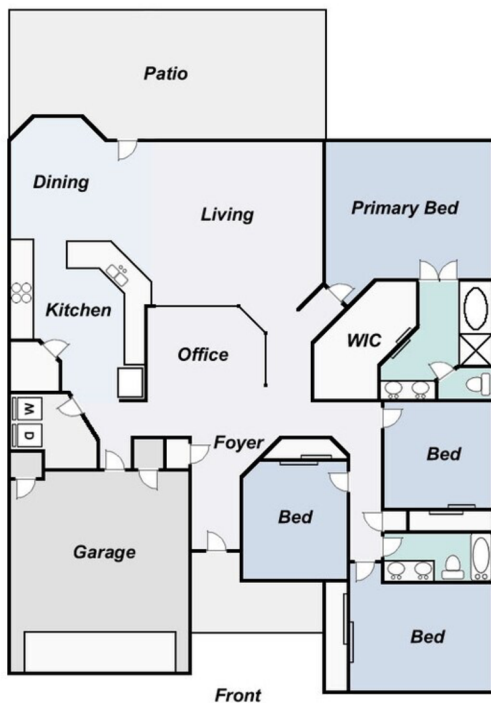
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