

## Assisted Living Facility Opportunity

12,400 Sq. Ft. | 10 Bedrooms | 13 Bathrooms | Available 12/1/2025



### Property Highlights

- 12,400 square feet open floor plan
- 10 private bedrooms (Could be 12), each with private ADA-compliant bathroom (13 total bathrooms)
- Fully ADA-compliant: 36" interior doors, 60" hallways, and elevator access
- Ideal configuration for 14-bed assisted living (R-4 occupancy classification)
- Modern kitchen, spacious common areas, and therapy/activity rooms
- Move-in ready for residential assisted living providers

### Lease Information

- Monthly Rent: \$12,500 (Modified Gross - Tenant pays utilities and partial insurance – Tenant covers maintenance)
- Available: December 1, 2025
- Long term lease available

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