

811 West Main Street

ASSISTED LIVING FACILITY IN WAVERLY, TN



6.93 ACRES*

*OPTION FOR AN ADDITIONAL 2.88 ACRES

PRICE OFFERED AT \$4.8M

This **off-market, exclusive** 25,864-square-foot assisted care facility presents a compelling opportunity in a market defined by strong demand, limited competition, and favorable operating economics.

As the region's aging population grows, families increasingly seek high-quality local care rather than larger metro alternatives, supporting consistent occupancy and durable cash flow. With operating expenses materially lower than Nashville and real estate values still favorable, the property offers an attractive cost basis for a large-scale, income-producing asset. The result is a resilient, recession-resistant investment positioned for long-term appreciation in a supply-constrained market.

Full package and NDA upon request.



maria holland

REALTOR®
c: 615.289.6056
o: 615.463.3333
e: mariasholland@gmail.com
mariaholland.net



shawn smithson

REALTOR®
c: 949.371.5569
o: 615.463.3333
e: shawn@smithsonrealtygroup.com
smithsongrouptn.com