

FORMER LICENSED 14-BED CARE FACILITY

ASSISTED LIVING / RCFE /
BOARD & CARE
OPPORTUNITY

**1002 & 1006 LOCHBRAE RD.
SACRAMENTO, CA 95815**

Purchase Price \$1,149,900

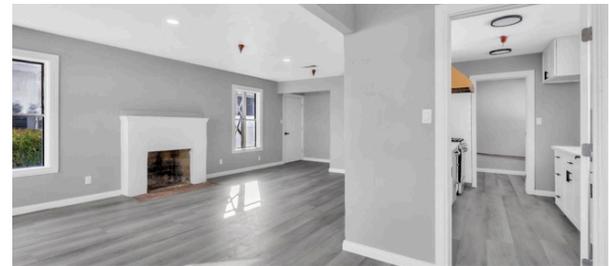
PROPERTY HIGHLIGHTS

HOUSE 1: 5 BEDROOMS | 2 BATHROOMS
HOUSE 2: 3 BEDROOMS | 1 BATHROOM
ADU: NEW MINI-SPLIT HVAC | 1 BATHROOM
MULTIPLE LIVING AREAS AND COMMON SPACE
FULLY EQUIPPED KITCHEN FOR SHARED LIVING
COURTYARD AND OUTDOOR SITTING AREA
IDEAL FOR RCFE, ASSISTED LIVING, GROUP
HOME OR SENIOR HOUSING

PROPERTY IMPROVEMENTS

BRAND NEW ROOFS
NEW FLOORING THROUGHOUT
UPDATED COUNTERTOPS AND FIXTURES
FRESH INTERIOR PAINT
LED ENERGY-EFFICIENT LIGHTING
UPDATED ADU MINI-SPLIT SYSTEM

Exceptional investment opportunity featuring three structures with potential for up to 18 beds. Previously licensed as a 14-bed care facility, the property is well suited for assisted living, board & care, or senior housing. With recent upgrades and a flexible layout, it presents a strong opportunity for operators or investors in the growing senior care market.



CONTACT STACEY GROTH

📞 916-284-7014

DRE # 01988391

