

## FOR SALE

### PROPERTY DESCRIPTION

Bank-owned former nursing home and rehab facility for sale. Located in Cut Off, this ±31,486 square foot facility is situated on ±1.52 acres.

The facility is currently vacant and requires attention due to some roof and interior water damage. The property is sold "As-Is Where-Is," all contents remain, and the buyer is responsible for all cleanup. Buyer must verify zoning regulations for buyer's intended use to buyer's satisfaction.

### SALE PRICE

- \$999,000

### FACILITY DETAILS

- 102 resident rooms
- Nurses stations
- Administrative offices
- Commercial Kitchen
- Large dining room
- Activities Areas
- Roof: Flat, slightly graded with tar and gravel covering
- HVAC: Central AC & Heating
- Flooring: faux wood laminate, quarry tile, sheet vinyl, and ceramic tile
- Adequate surface parking
- Licenses are NOT INCLUDED

### 2025 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	8,393	12,959	20,442
Avg. HH Income	\$82,513	\$91,631	\$89,221

### DISCLAIMER

THERE ARE EXCLUDED BUYERS - Please ensure that your buyer is not excluded by submitting them to the listing agents.

### SALE TERMS

- BANK OWNED! Sold "As-Is Where-Is"
- Buyer responsible for clean-up
- Buyer to verify all information to buyer's satisfaction



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