FOR SALE OR LEASE

FORMER HOSPITAL BUILDING

VACANT & READY FOR IT'S NEXT HEALTHCARE OPERATIONS

13818 N THUNDERBIRD BLVD, SUN CITY, AZ 85351

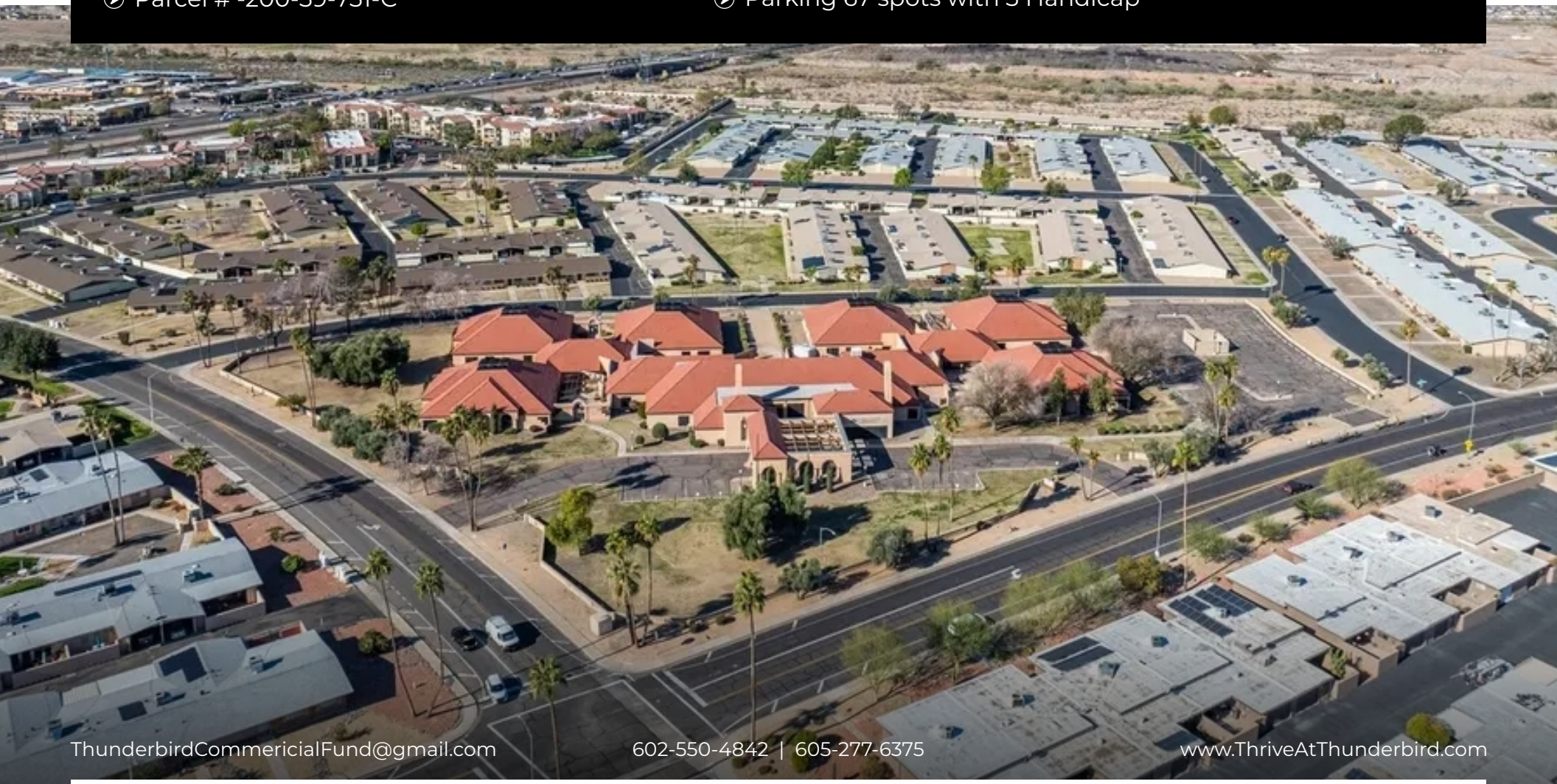
KIRANS & ASSOCIATES REALTY DBA KOSH REALTY

602-550-4842 | 605-277-6375
ThunderbirdCommericialFund@gmail.com
www.ThriveAtThunderbird.com

FORMER HOSPITAL BUILDING

PROPERTY DETAILS

- 66 Rooms With 118+ Beds.
- 4.68 Acres
- Full Commercial Kitchen
- Toilet And Sink In Every Room
- Parcel # -200-59-751-C
- 48,459 Sqft Single level
- 4 Outdoor Courtyards
- 0.8 Miles From Banner Boswell Hospital
- Spacious Hallways. 35-ft Ceiling And Lounges
- Parking 67 spots with 3 Handicap



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PROPERTY OVERVIEW

PERMITTED USES	Skilled Nursing Facility (SNF) Long Term Acute Care (LTAC) Assisted Living Memory Care / Hospice Varied senior uses
EXISTING INFRASTRUCTURE	Medgas and Oxygen supply to each room Dialysis center Minor surgery center Full commercial kitchen Bathroom in everyroom
ZONING	Multi-family R-3, Special Use Permit for medical / nursing care and senior uses
DRIVE TIME	2-mins from Banner Boswell Hospital campus 8 mins from the 101 freeway 30 mins from the Phoenix Skyharbor airport

FORMER HOSPITAL BUILDING

INVESTMENT HIGHLIGHTS

- Flexible to provide a turnkey facility
- New Owner/Operator can also choose to do their own updates.
- Wide variety of use options
- Options to Lease to Purchase / Purchase to Lease / Joint Venture

FOR SALE

- OWNER USER OPPORTUNITY
- RARE OPPORTUNITY GIVEN ITS UNIQUE FLOOR PLAN AND INFRASTRUCTURE
- IDEAL FOR A NEW BUSINESS OR FOR EXISTING BUSINESS TO EXPAND
- LESS THAN 6 MONTHS TIMELINE TO LAUNCH OPERATIONS
- OPEN TO SELLER CARRYBACK

FOR LEASE

- OPEN TO A GENEROUS TENANT IMPROVEMENTS(TI) INCENTIVE.
- FLEXIBILITY FOR LEASE TO PURCHASE OPTION.
- FLEXIBILITY TO MAKE YOUR OWN UPDATES.
- OPTIONS TO SEEK A TURNKEY FACILITY.
- FLEXIBLE SELLER TERMS

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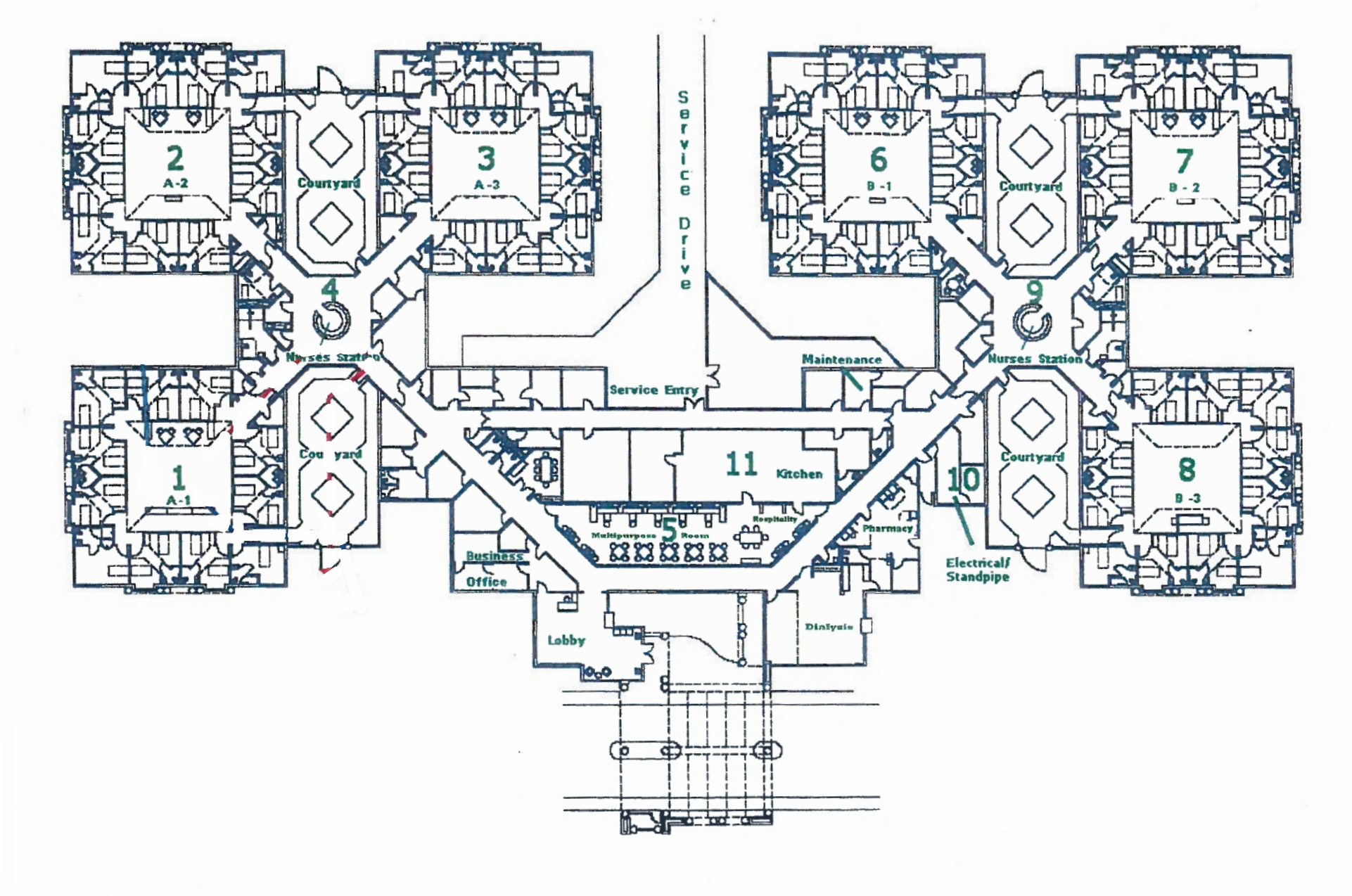
FORMER HOSPITAL BUILDING

FLOOR PLAN



FORMER HOSPITAL BUILDING

AERIAL MAP

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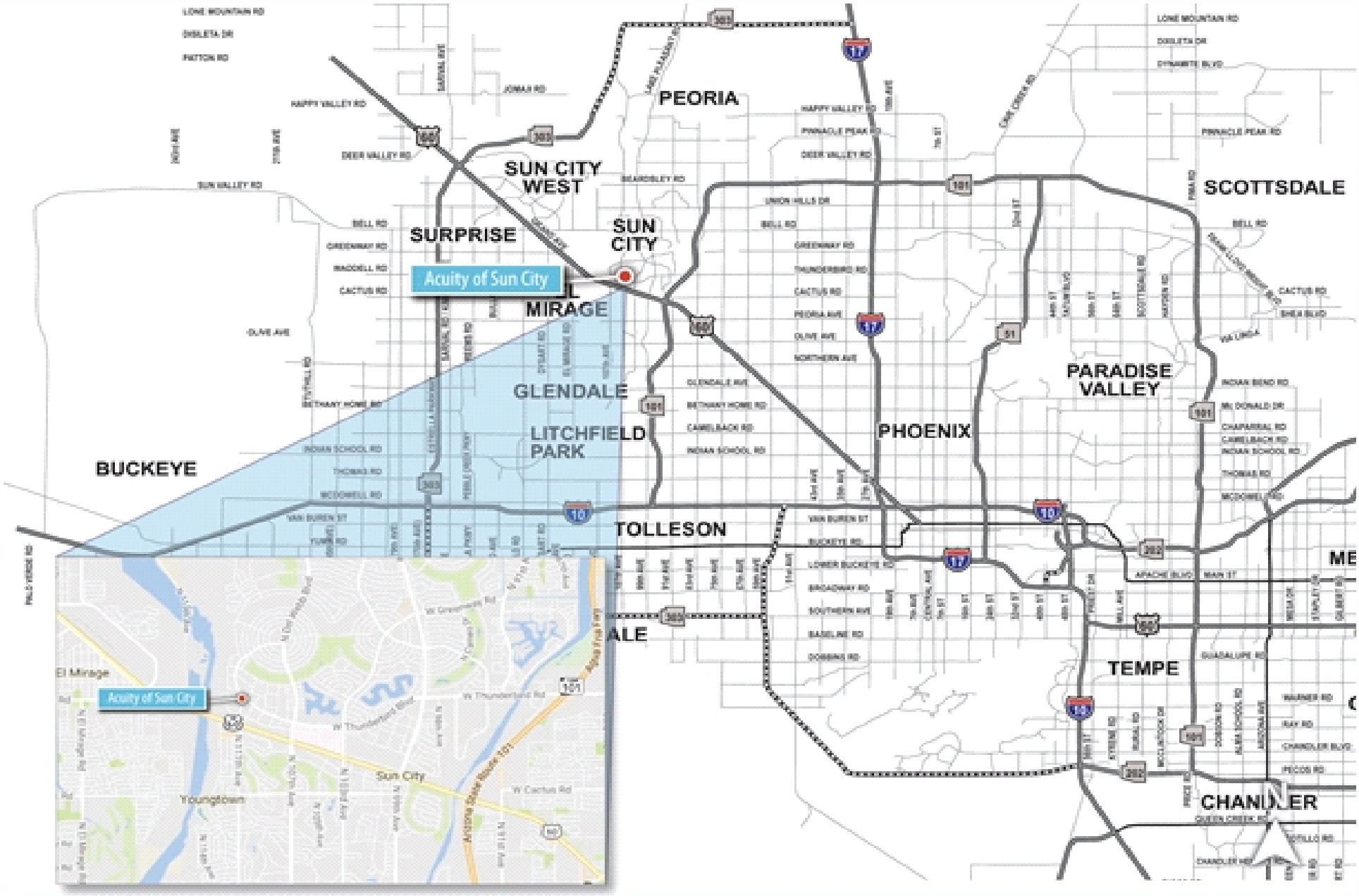
PROPERTY LOCATION



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