

# 3759 Glen Avenue

## Assisted Living / Group Home Conversion Opportunity

A rare large-format residential asset that already behaves like a care facility: **high room count, high bathroom density, oversized common areas, and a controlled courtyard environment.** Designed for supervision flow and resident functionality—positioned for operators and investors seeking a conversion-ready footprint.



**Core message:** This is not a speculative story. The value is embedded in the structure—optimize, upgrade for compliance, and stabilize.

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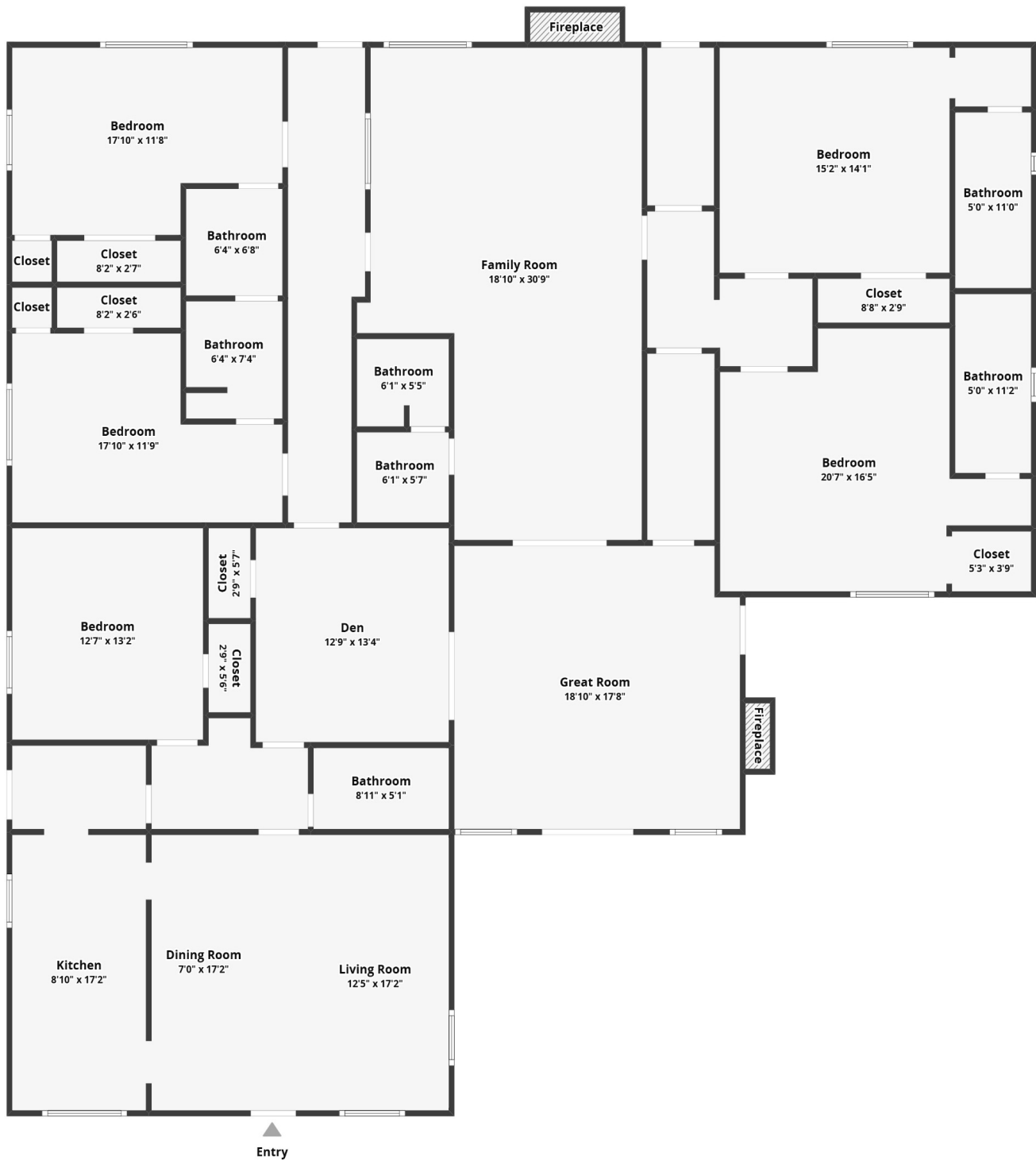
# Why This Asset Wins in Care Conversions

Care conversions succeed when three things are true: (1) the building supports resident privacy, (2) common space supports programming and dining, and (3) circulation supports staff supervision. 3759 Glen Avenue checks all three—before renovation.

Embedded Advantage	What It Means for Operations / Value
High Bedroom Count	Flexible suite planning; supports multiple operating models
Bathroom Density	Reduces re-plumbing scope; supports higher-occupancy layouts
Oversized Family / Great Rooms	Natural dining + activities hub; improves resident engagement
Defined Den / Ancillary Rooms	Ideal for staff office, meds, records, or care coordination
Courtyard-Style Configuration	Controlled outdoor access; improves safety and supervision
Gated / Fenced Perimeter	Foundation for access control protocols and risk management

# Floor Plan: Built-In Efficiency

The plan shows clear separation between private rooms and communal spaces, supporting privacy, noise control, and structured daily routines. Centralized common areas create a natural supervision hub and reduce staff steps. Existing bathroom distribution is a major conversion advantage.



All dimensions are approximate and subject to independent verification

## Controlled Courtyard + Secure Access

The enclosed courtyard enables outdoor access, wellness programming, and visitation within a controlled, observable environment—supporting both resident quality of life and operational safety.

