

ROSECREST ASSISTED LIVING

48 W 700 S St, St George, UT 84770

kw SALT LAKE CITY
KELLER WILLIAMS, REAL ESTATE



PROPERTY DESCRIPTION

A rare opportunity for an owner-operator to step into a well-established, licensed assisted living facility in the heart of St. George. Rosecrest Assisted & Independent Living offers 12 licensed beds in a clean, efficient 4,319 SF facility, ideal for hands-on operators looking to own the real estate and the business. The facility is currently 66% occupied and produces strong, consistent income with room for additional upside through improved marketing, higher private-pay rates, and increased occupancy. Annualized 2025 financials project over \$179,000 in Seller's Discretionary Earnings (SDE), providing immediate positive cash flow and a healthy 15.26% cap rate at the current asking price.

PROPERTY HIGHLIGHTS

- 12 Licensed Beds / 13 Bedrooms / 8 Bathrooms
- 4,319 SF Building on 0.24-acre Lot
- 66% Occupancy / 15.26% Cap Rate
- 2025 SDE: \$179,285 (projected)
- C-2 Zoning – Highway Commercial
- Turnkey operation with staff in place

OFFERING SUMMARY

Sale Price:	\$1,175,000
Number of Units:	12
Lot Size:	0.24 Acres
Building Size:	4,319 SF
NOI:	\$179,286.00
Cap Rate:	15.26%

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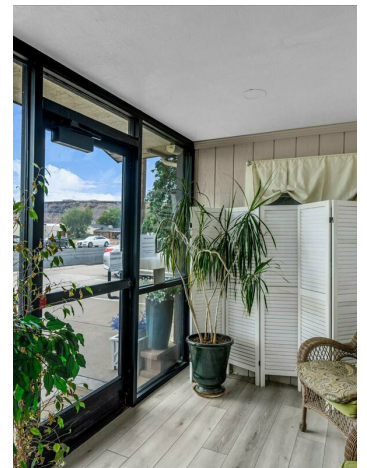
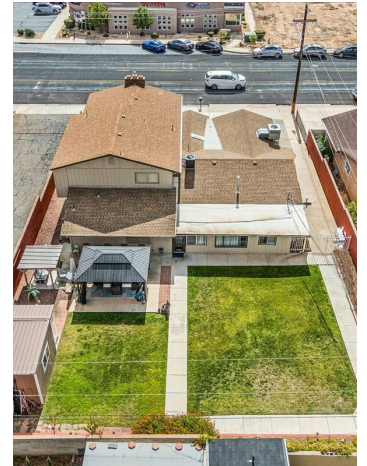
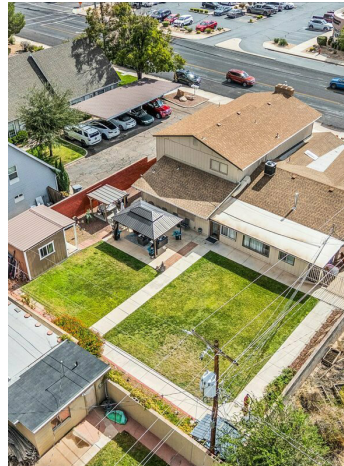
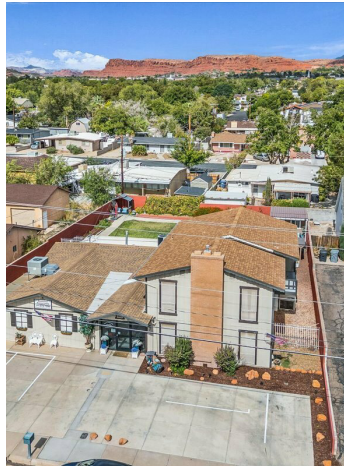
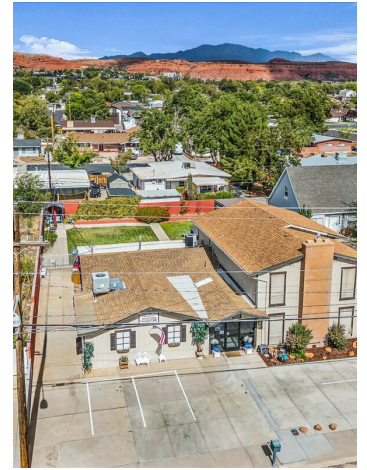
Each Office Independently Owned and Operated

MULTIFAMILY FOR SALE

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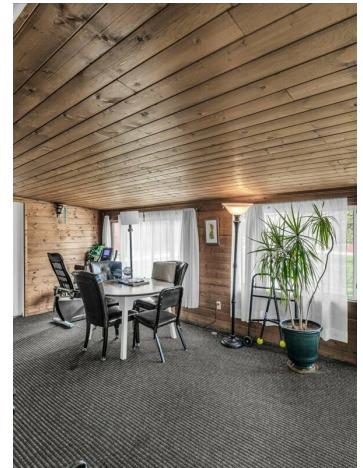
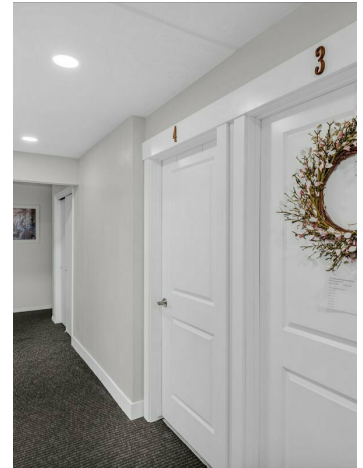
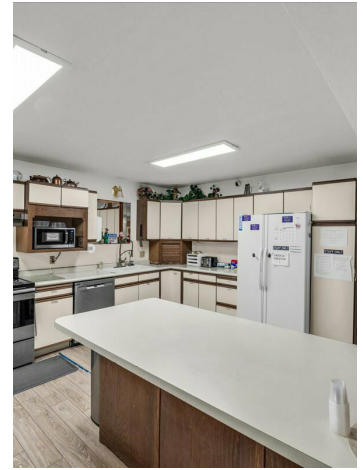
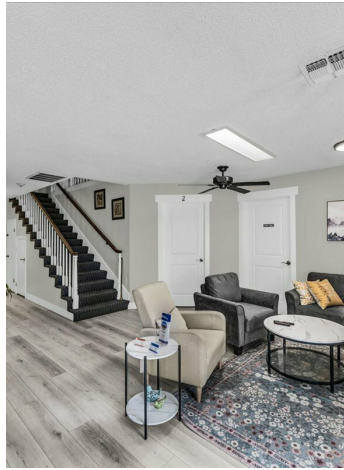
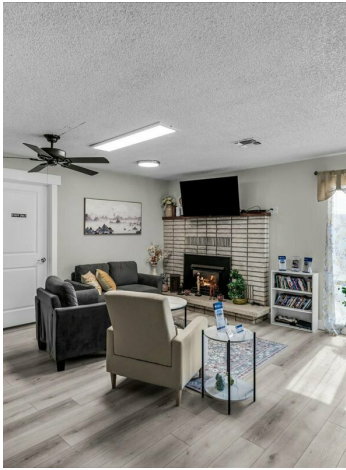
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