



361 LEONARD RD

361 Leonard Rd
Louisburg, NC 27549



INVESTMENT SUMMARY

Raynor Realty - Powered by REAL, on behalf of the Owner, is pleased to offer for sale 361 Leonard Rd , a Senior Living Home property conveniently located in Louisburg, NC. The subject property sits on 4.06 acres, was built in 1973, and consists of approximately 18,040 SF. It was last used as a Senior Living home but could be converted for a rehab center. The price is below the cost of construction and based on the understanding that the building is not licensed and will need to be fully sprinkled in order for the next operator to be issued a license.



PROPERTY SUMMARY

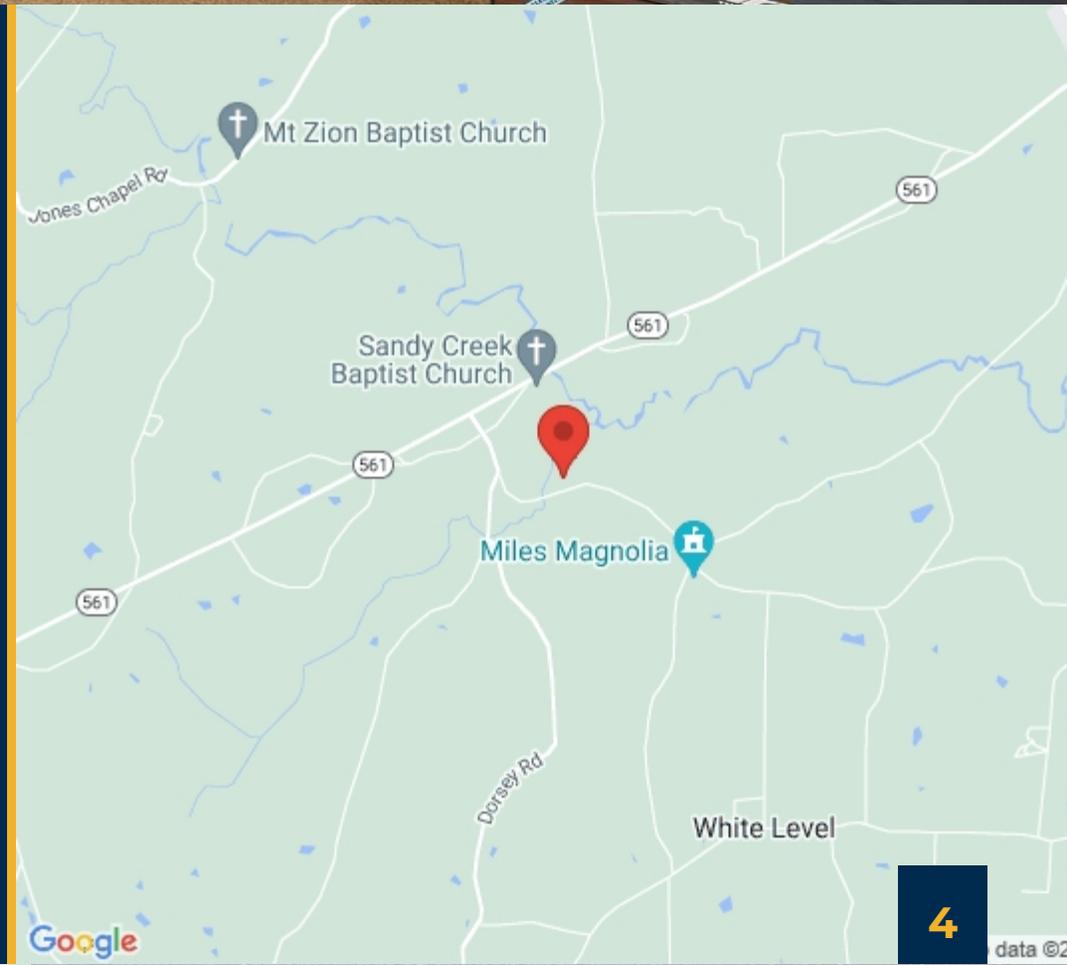
Offering Price	\$950,000.00
Building SqFt	18,040 SqFt
Year Built	1973
Lot Size (acres)	4.06
Parcel ID	012720
Zoning Type	Ag - Commercial Use
County	Franklin
Utility	Well/Septic





INVESTMENT HIGHLIGHTS

- Two dining spaces and a full commercial kitchen on site
- Previously licensed for 62 beds as a senior living facility. The last license expired in December 2024.
- Three wings, each with a common area, bathing area and office.
- A large amount of supplies is stored on site for the next operator's use





LOCATION HIGHLIGHTS

- Beautiful country setting
- Room to add an outdoor garden space or seating area for residents
- Only 13 Minutes from downtown Louisburg and 35 Minutes to Wake Forest NC.



CITY OF LOUISBURG

COUNTY FRANKLIN

AREA

ELEVATION 220 FT

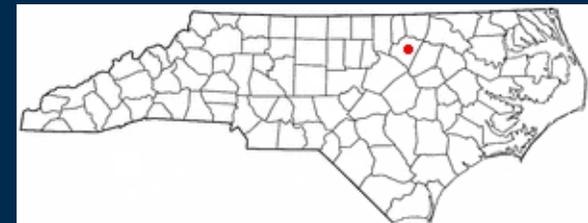
POPULATION

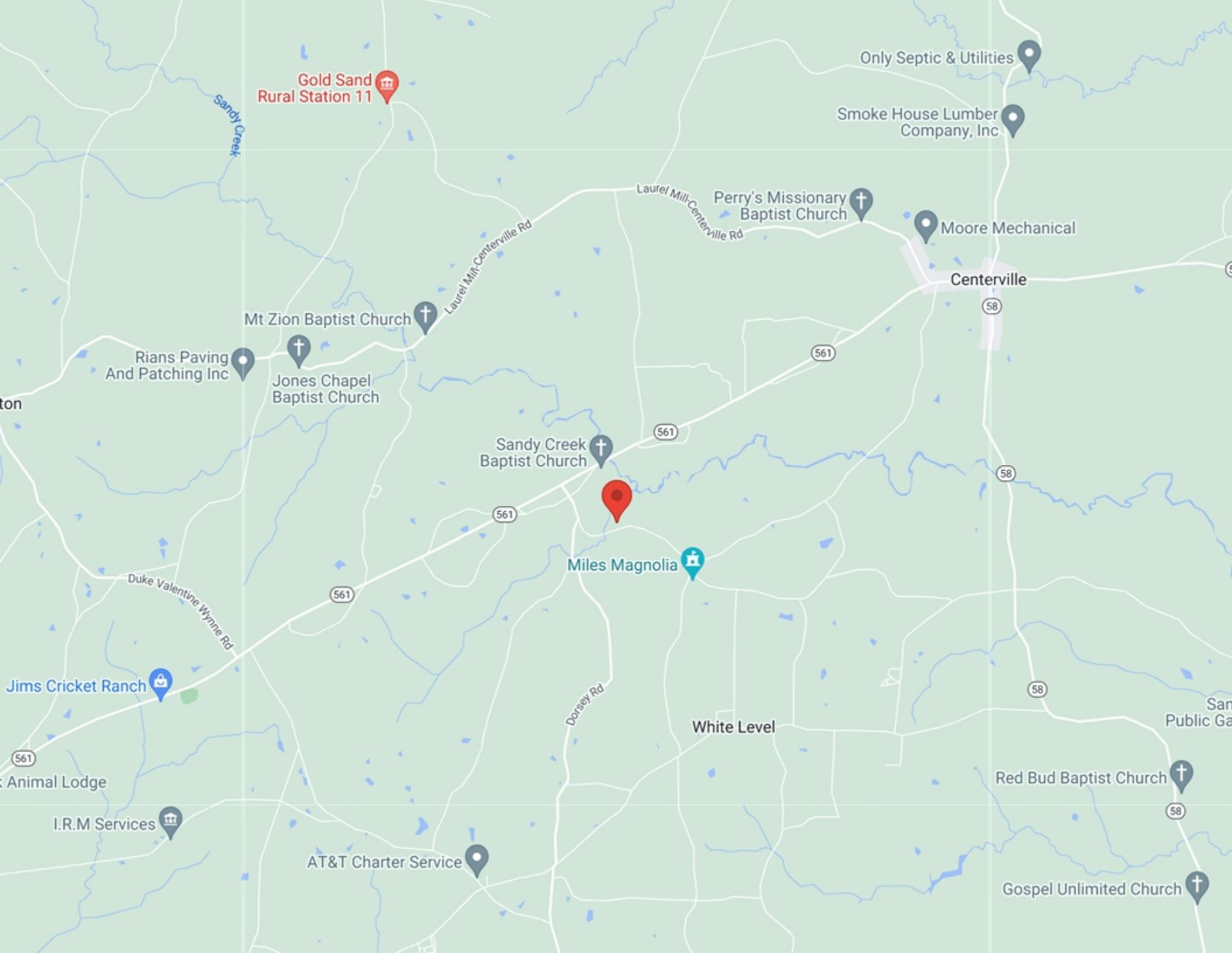
POPULATION 3,064
DENSITY 1,036.19 SQ MI



ABOUT LOUISBURG

Louisburg is a town and the county seat of Franklin County, North Carolina, United States. As of the 2020 census, the town population was 3,064. The town is located approximately 29 miles northeast of the state capital, Raleigh, and located about 31 miles south of the Virginia border.





Gold Sand Rural Station 11

Only Septic & Utilities

Smoke House Lumber Company, Inc

Perry's Missionary Baptist Church

Moore Mechanical

Centerville

Mt Zion Baptist Church

Rians Paving And Patching Inc

Jones Chapel Baptist Church

Sandy Creek Baptist Church

Miles Magnolia

White Level

Red Bud Baptist Church

Gospel Unlimited Church

AT&T Charter Service

I.R.M Services

Jims Cricket Ranch

Animal Lodge

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RAYNOR REALTY - POWERED BY REAL
ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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