



# FOR SALE

## 32 BED ASSISTED LIVING FACILITY

548 North 1100 East  
Washington, UT 84780

- 32 Private Rooms with Half Baths
- Located in Up-And-Coming High Growth Area
- Asking Below The Replacement Cost

**±18,000 SF | MEDICAL OFFICE**

## Property Specs

OFFERED PRICE	<b>\$4,500,000</b>
TOTAL SF	<b>±18,000 SF</b>
TYPE	<b>Office   Hospital/Long Term Care</b>
YEAR BUILT	<b>2018</b>
ZONING	<b>R-3</b>
TAX ID	<b>W-AUT-1</b>

- Asking below the replacement cost
- Easily accessible location in an up-and-coming, high-growth area
- Newer facility built in 2018
- 32 private rooms with half baths:  
16 assisted living rooms, 16 memory care rooms
- Room amenities include:
  - Private rooms with half baths
  - Walk-in bathtubs / roll-in showers
  - Call pull cords in every bathroom
  - Additional features: Fully appointed common area
  - Dedicated laundry services area



OR TEXT 23731 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY



PHOTOS



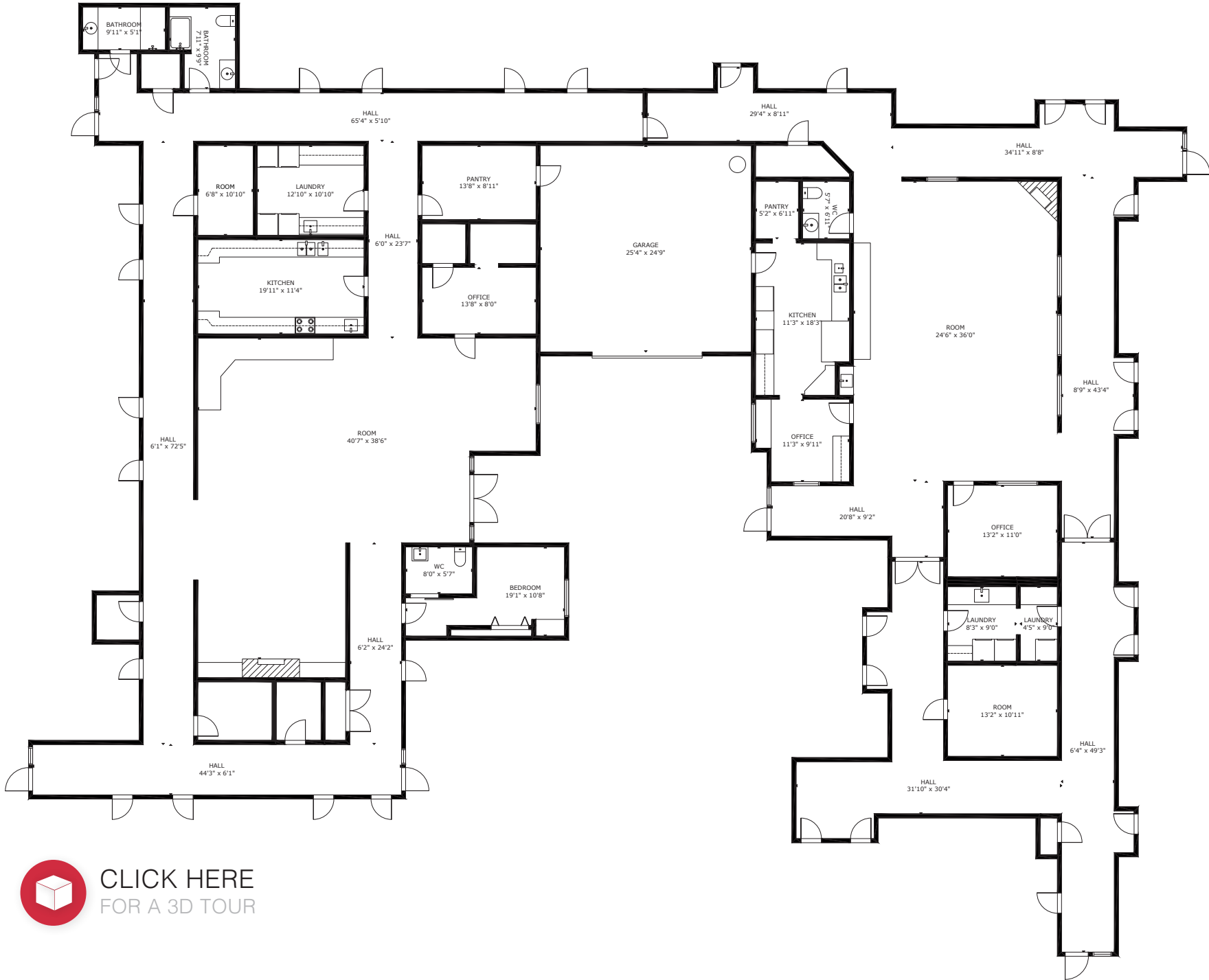
# PHOTOS



# PHOTOS



# FLOOR PLAN



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# AREA MAP



AUTUMN PARK  
Assisted Living



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	8,164	33,844	62,491
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,220	12,546	21,973
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$86,151	\$106,439	\$111,001

## Traffic Counts

STREET	AADT
West Telegraph Street	18,251
West State Street	16,717

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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## No Obligation

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