

# Gap View Personal Care Home

306 W Main St, Pen Argyl, PA 18072



## OFFERING SUMMARY

|                 |               |
|-----------------|---------------|
| Sale Price:     | \$850,000     |
| Number Of Beds: | 25            |
| Occupancy       | 90% +         |
| Lot Size:       | 0.63 Acres    |
| Building Size:  | 10,600 SF     |
| Renovated:      | 2023          |
| Zoning:         | IL            |
| Market:         | Lehigh Valley |
| Submarket:      | Slate Belt    |
| Price / SF:     | \$80.19       |

## PROPERTY OVERVIEW

Gap View Personal Care Home operates as a full-service Personal Care facility, licensed for 25 beds. Operating on a private-pay model, the facility is clean, well-managed, and thoughtfully maintained throughout. Recently updated and smoothly operating, the facility features a commercial kitchen, large dining room, many dens and sitting rooms, and a convenient in-town location. The sale includes all furniture, fixtures, and equipment, along with an established, experienced staff in place to ensure a seamless transition for a new owner.

Rooms vary in size with a mix of private, semi-private, and shared rooms. Some rooms have private baths, and others have shared baths. Current occupancy is above 80%, and typically, any empty rooms are filled quickly.

The property is large, with a main building over 10,000 SF. This all-brick building, a former hospital, is situated on approximately 0.63 acres, and was converted into Personal Care around 2007 and has continued in this use since. Updates made under the current ownership include; New flooring, New furnace, Repainting, Updating of common areas, Bathroom upgrades, Kitchen renovation, new lighting, and other electrical updates, and many minor repairs.

The facility's use provides robust infrastructure, including in-place power, plumbing, heating, laundry, and commercial kitchen capabilities. Great to continue as personal care or hold potential for conversion into other types of multi-family living, including group homes or apartments.

### Dan Lichty

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TACM Commercial Realty Inc

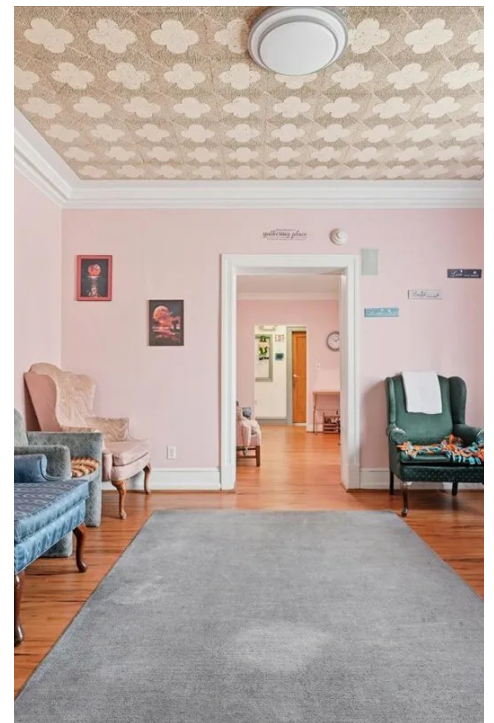
2331 Route 209/Suite 5

Sciota, PA 18354

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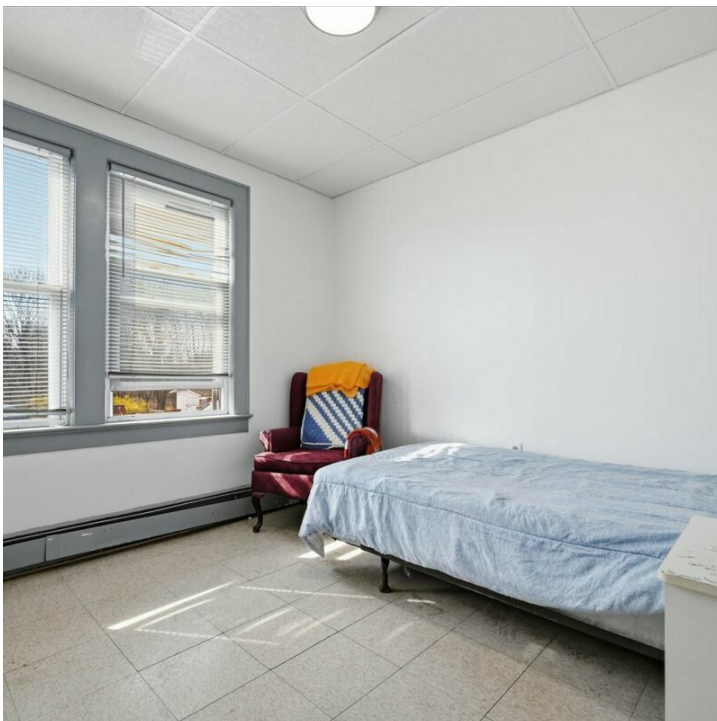
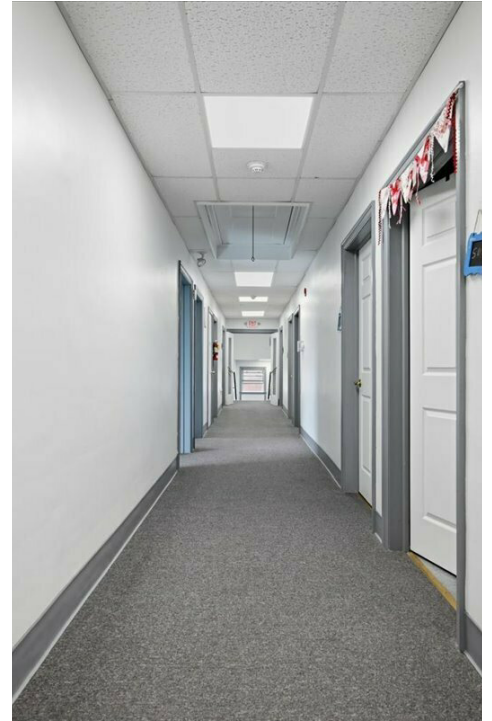
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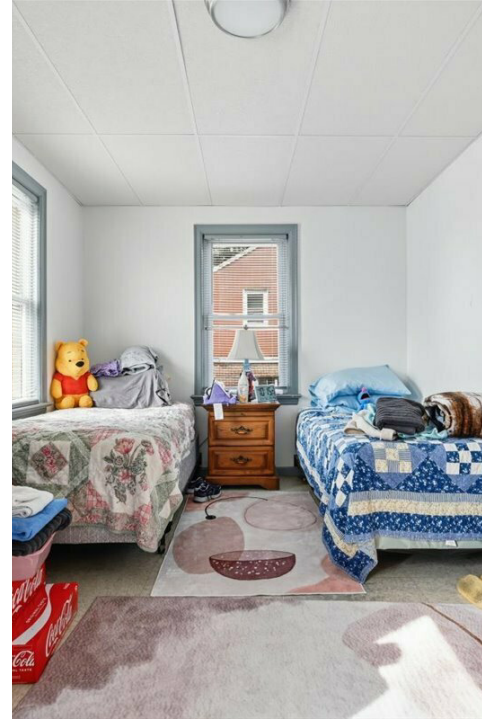
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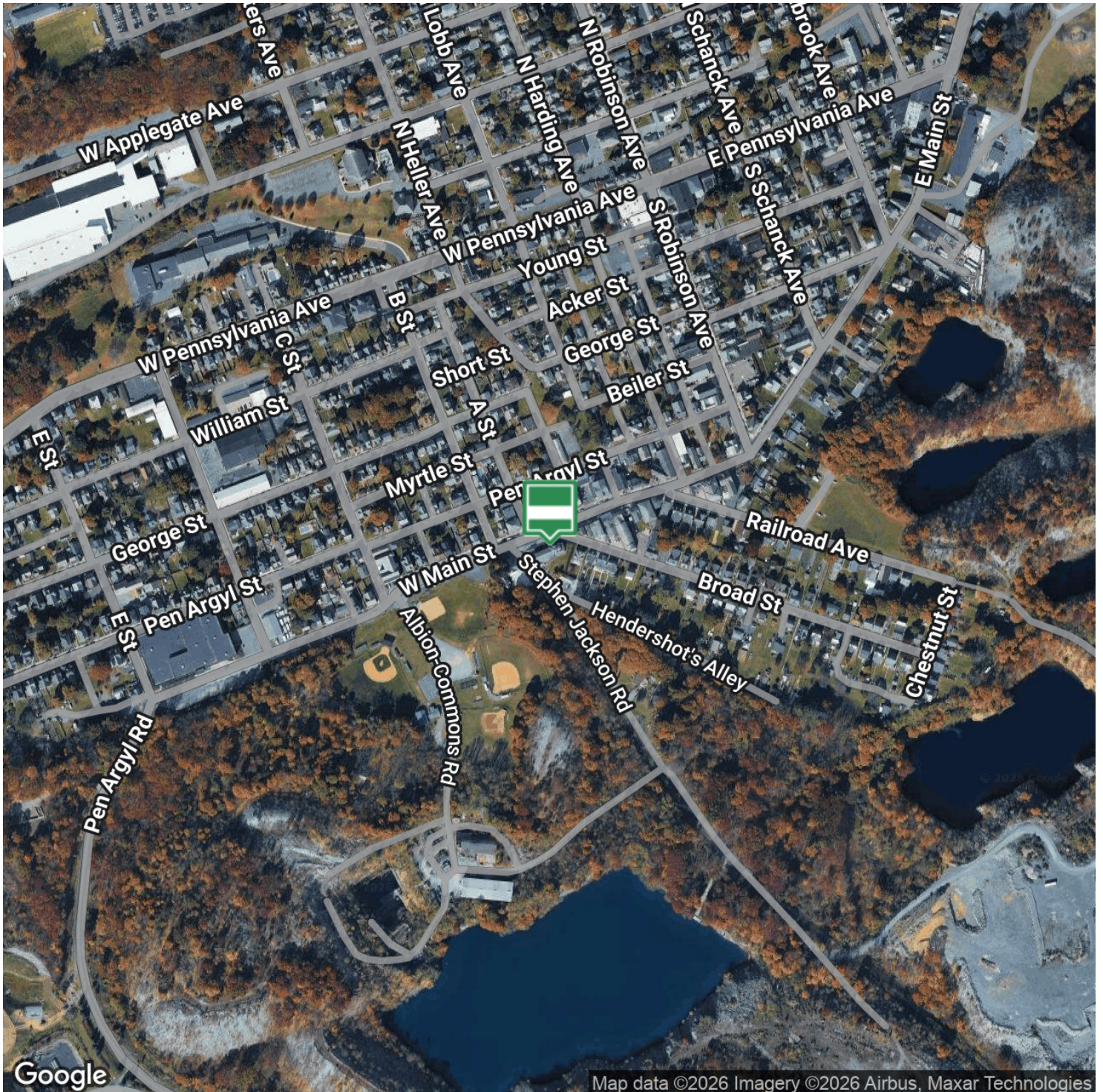
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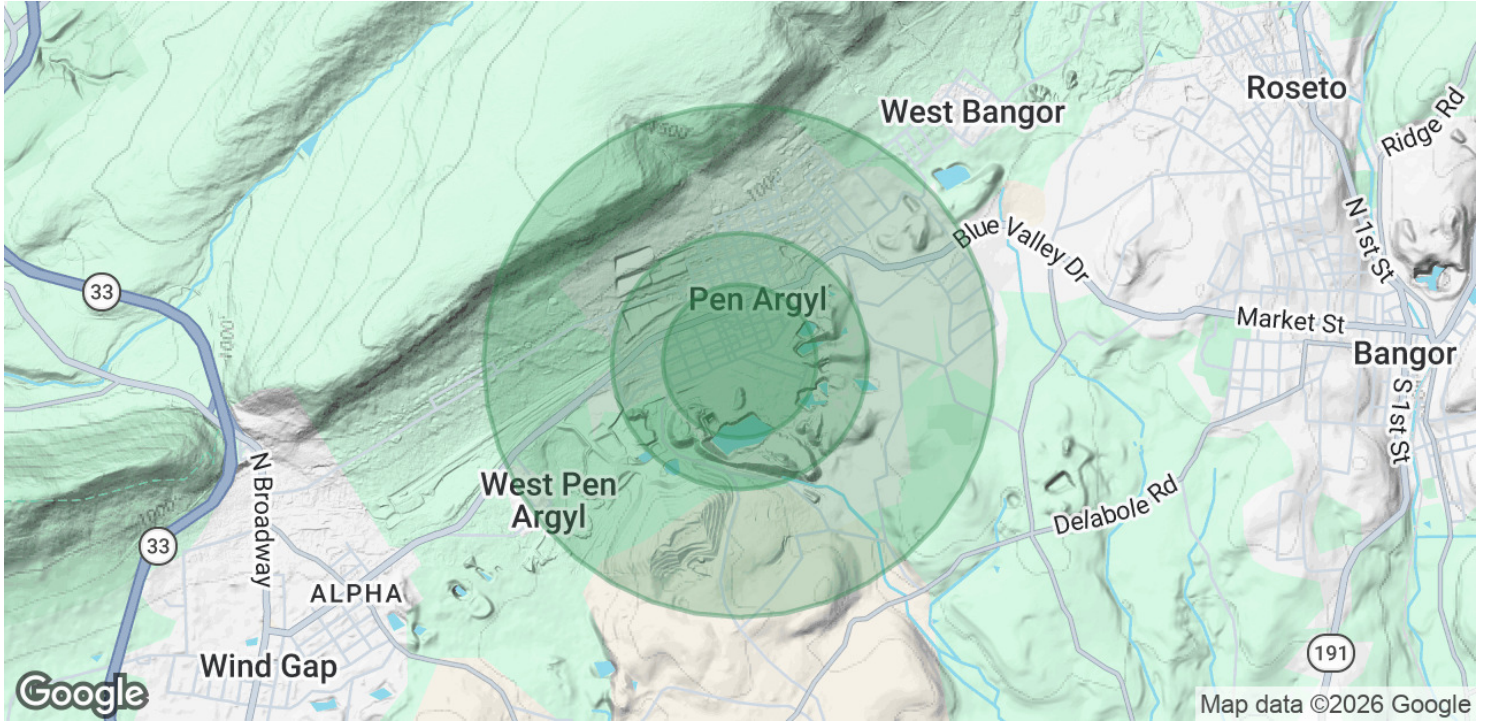
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,226     | 2,666     | 4,193  |
| Average Age          | 40        | 41        | 42     |
| Average Age (Male)   | 39        | 40        | 41     |
| Average Age (Female) | 40        | 41        | 42     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 509       | 1,083     | 1,678     |
| # of Persons per HH | 2.4       | 2.5       | 2.5       |
| Average HH Income   | \$88,647  | \$90,246  | \$91,788  |
| Average House Value | \$197,022 | \$240,837 | \$299,019 |

2020 American Community Survey (ACS)

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