

FOR SALE

Former Westbrook Place Rehab & Nursing Center

27601 WESTCHESTER PKWY

Westlake, OH 44145

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OPPORTUNITY SUMMARY



OFFERING SUMMARY

ASKING PRICE:	\$4,000,000
BUILDING SIZE:	+/- 95,192 SF
LOT SIZE:	+/- 4.24 Acres
ROOMS:	132
BUILT:	1979/1984
PARKING RATIO:	61
ZONING:	R-MF24

IDEAL CONVERSION TO ASSISTED LIVING

Former Westbrook Place Nursing Center, located at 27601 Westchester Parkway in Westlake, Ohio, is a former rehabilitation and nursing center. Located directly off of Cahoon Road and less than 5 minutes from I-90 & Rt 2.

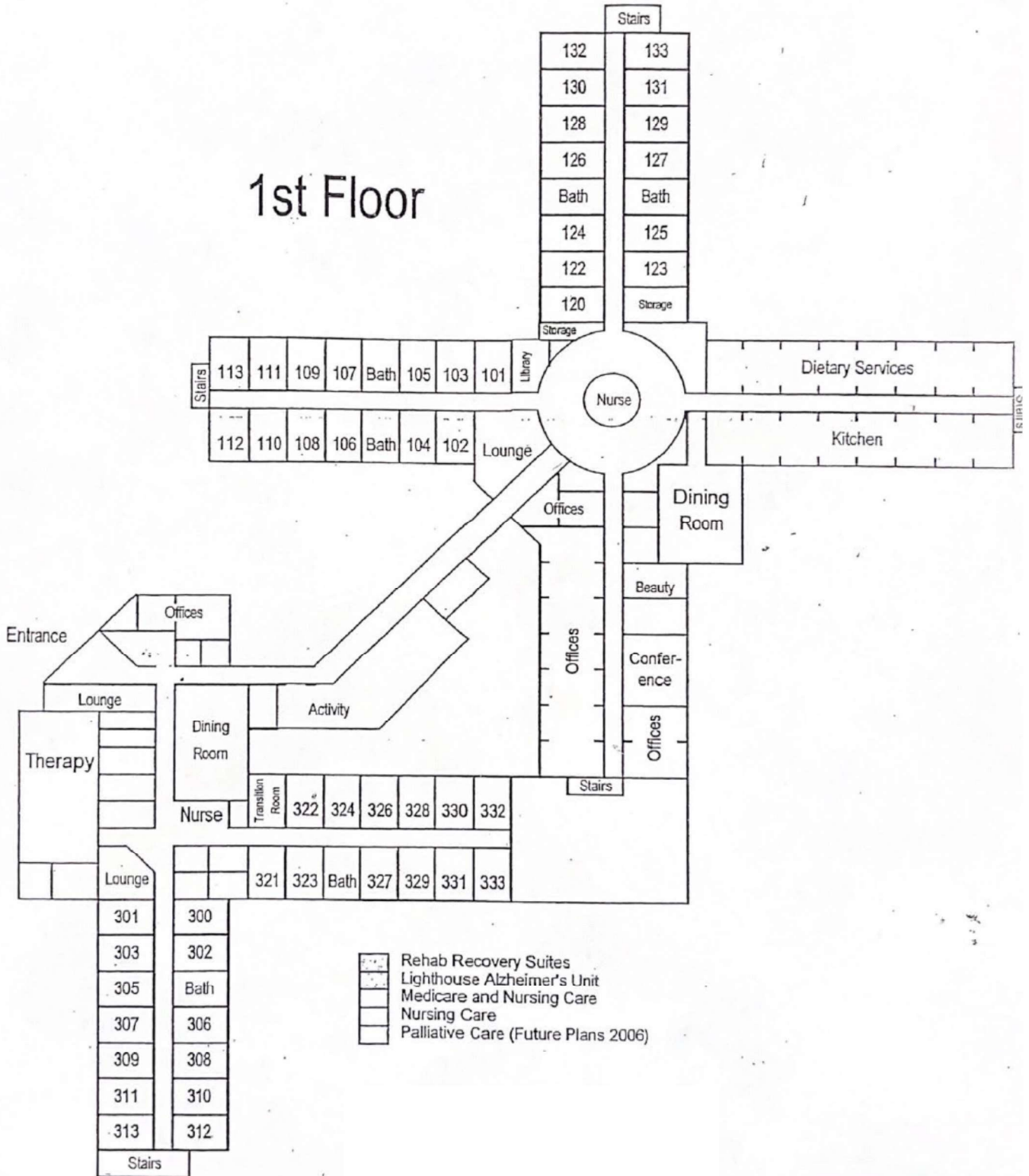
HIGHLIGHTS

- Most recent use as Nursing Home/Senior Rehabilitation (operational until Nov. 2023)
- 132 rooms; previously operated with 140 licenses
- Fully sprinklered; Elevators (4); Boiler heat (4) w/forced air - central air conditioning; 2 backup generators
- Full kitchen with equipment in place; fully equipped laundry
- Beauty salon, dining rooms, therapy center, lounges, library, greenhouse, courtyard
- Memory Care unit renovated in 2016
- 20 minutes (9 miles) from Cleveland Hopkins International Airport
- Conceptual drawings for assisted living available by request

AERIAL & SITE PHOTOS

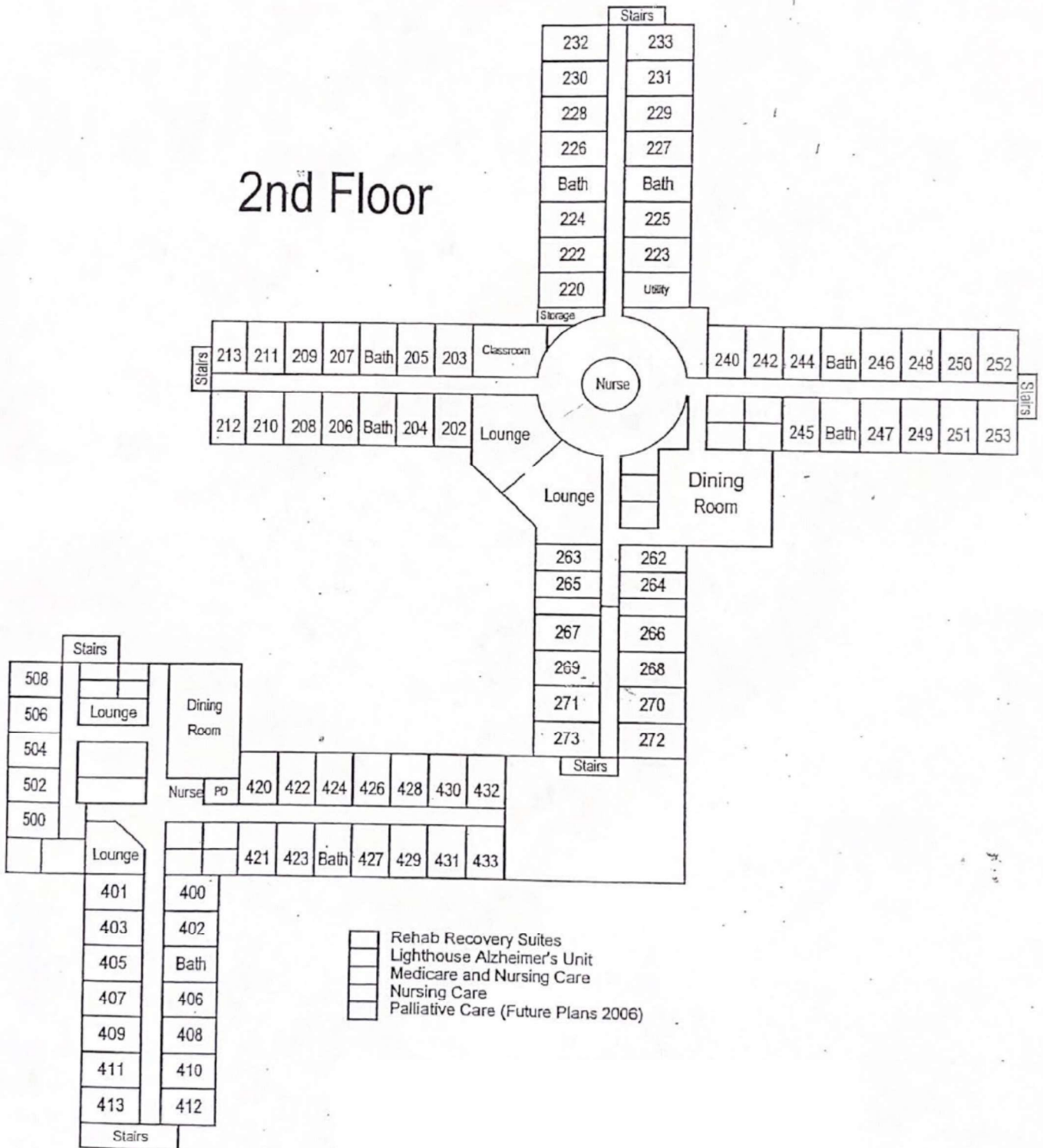


1st Floor



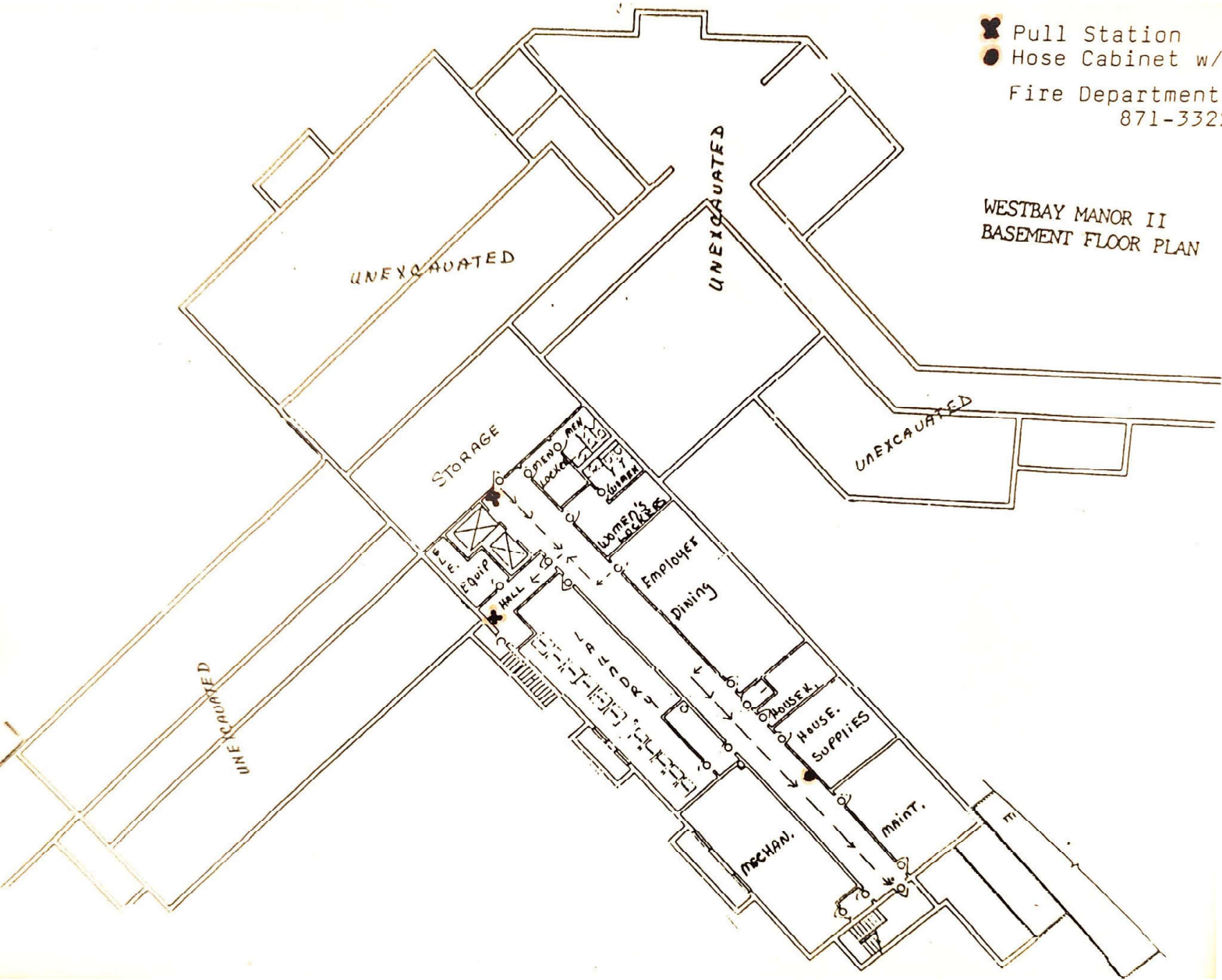
- Rehab Recovery Suites
- Lighthouse Alzheimer's Unit
- Medicare and Nursing Care
- Nursing Care
- Palliative Care (Future Plans 2006)

2nd Floor



- ☒ Pull Station
 - Hose Cabinet w/ Ex
- Fire Department
871-3322

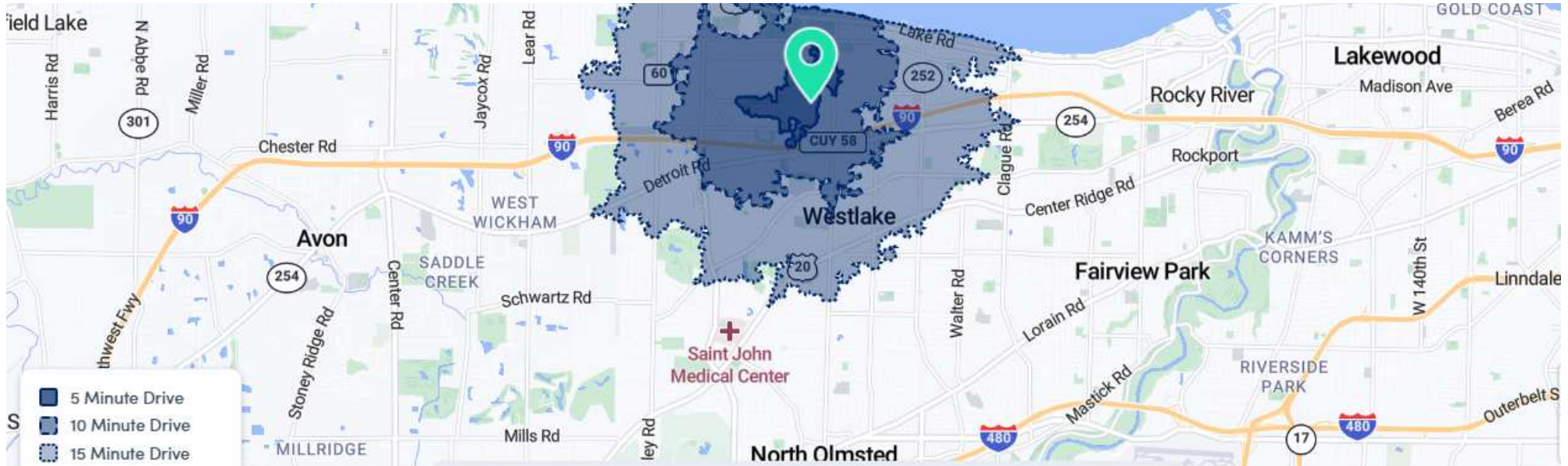
WESTBAY MANOR II
BASEMENT FLOOR PLAN



INTERIOR PHOTOS



MAP & DRIVE-TIME



MARKET INFORMATION



WESTLAKE, OH

Westlake is a thriving suburban community in Cuyahoga County, Ohio, located on the western edge of the Greater Cleveland metropolitan area. It is conveniently located near major highways, providing easy access to Cleveland and other neighboring communities. The city is known for its well-maintained neighborhoods and green spaces. Westlake has reputable public and private schools, contributing to its appeal. The city has a diverse economic base, with a mix of commercial, retail and industrial areas. Westlake is home to a wide range of industries, including technology, healthcare, and manufacturing. Westlake offers the area many recreational amenities including parks, sports facilities and cultural events. Crocker Park, a large outdoor shopping and entertainment complex, is a notable feature, providing residents with retail and dining options. The city of Westlake has a strong sense of community and is characterized by a relatively high quality of life with a focus on safety and community engagement. Westlake's real estate market has historically been stable, with property values influenced by factors such as location, amenities and quality schools.

DEMOGRAPHICS MAP & REPORT

POPULATION

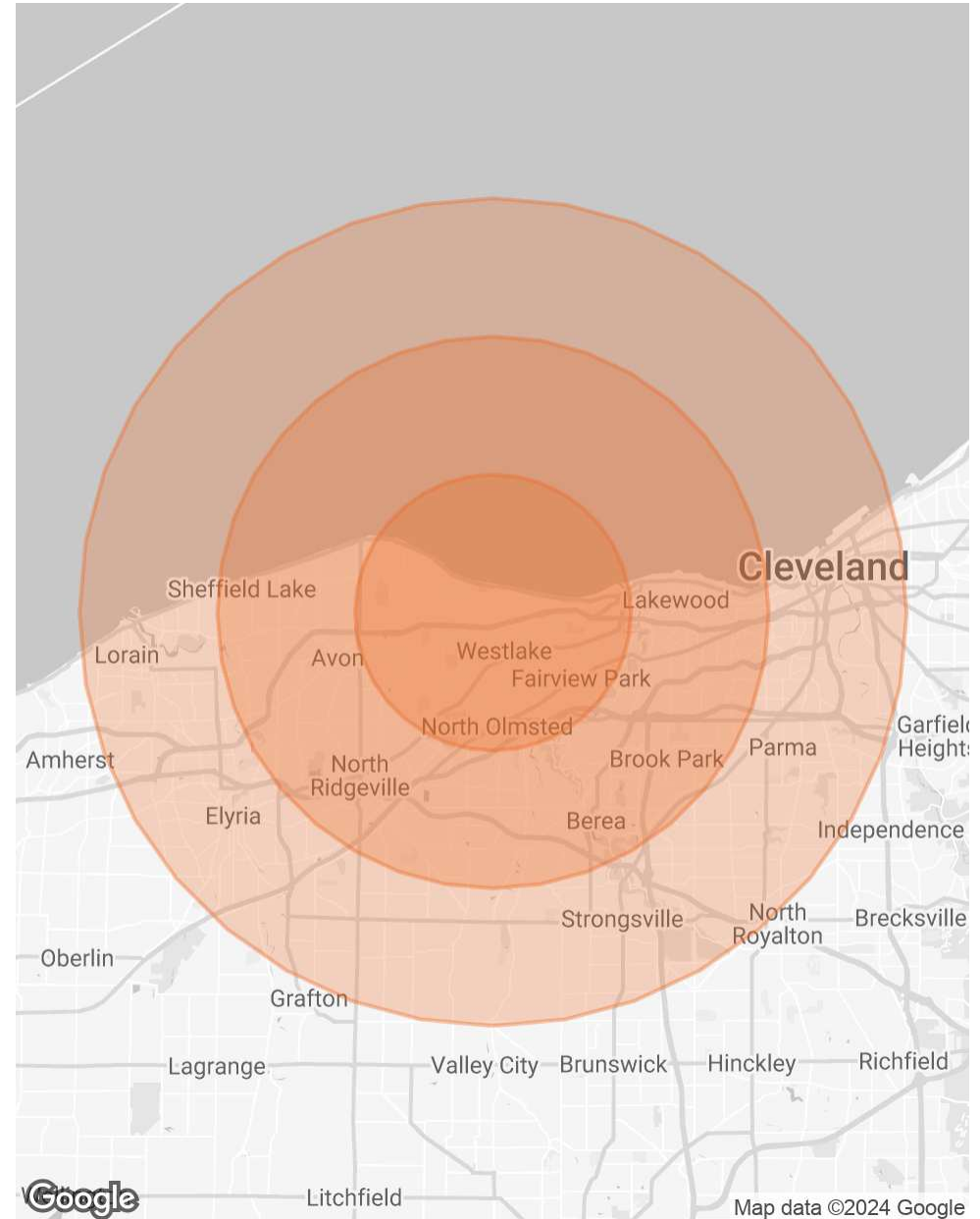
5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	129,965	456,801	894,132
AVERAGE AGE	44.1	41.2	40.8
AVERAGE AGE (MALE)	42.8	39.8	39.4
AVERAGE AGE (FEMALE)	45.3	42.6	42.2

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	57,420	210,071	419,857
# OF PERSONS PER HH	2.3	2.2	2.1
AVERAGE HH INCOME	\$110,462	\$80,235	\$69,978
AVERAGE HOUSE VALUE	\$242,068	\$177,539	\$152,820

2020 American Community Survey (ACS)



CONFIDENTIALITY & DISCLAIMER

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The subject property is being offered for sale by Attorney Timothy S. Fenwick of Fenwick Consulting, LLC, in his capacity as Court-Appointed Receiver ("Receiver") for the owner of the property, WPRNC Properties, LLC, as ordered by the Cuyahoga County (Ohio) Court of Common Pleas in Case Number CV-23-989838, Emerald Debt I LLC vs. WPRNC Properties, LLC, et al (the "Court Case"). The information presented here is compiled from sources believed to be reliable, but its accuracy is not guaranteed. There may be errors, omissions, or changes in price, rental terms, or other conditions, and the property may have been sold, leased, financed, or withdrawn from the market without notice. Projections, opinions, assumptions, or estimates provided are for illustrative purposes only and may not reflect current or future property performance. Parties are advised to conduct their own investigations and consult with legal and financial advisors.

All materials and information provided by the Receiver or SVN Summit Advisors ("SVN"), including data from third-party sources, are offered without representation or warranty regarding completeness, accuracy, property condition, compliance with regulations, suitability for development, financial performance, or any other matter. Neither the Receiver nor SVN guarantees the accuracy or completeness of the information provided. Parties are responsible for their own due diligence and should independently verify all relevant details.

Each party involved in a transaction is responsible for conducting its own independent investigation and due diligence. It is recommended that parties under contract or in escrow verify all information, conduct inspections, and seek advice from qualified professionals. Financial data should be independently verified, and market conditions, contractual limitations, and other factors should be considered when evaluating property rents. Legal, tax, and title questions should be directed to appropriate professionals, and property condition inquiries should involve engineers, architects, contractors, and governmental agencies as necessary. All properties and services are marketed in compliance with fair housing and equal opportunity laws.

The Receiver and SVN do not provide financial advice or guarantee the accuracy, completeness, or relevance of financial data or assumptions. Market rents and projected rents are estimates and may not reflect actual rental rates. Parties must assess the property's condition, legal compliance, and suitability for their intended use independently.