



Golden Grace Adult Day Care

1710 N McDonald St, McKinney, TX 75071



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Golden Grace Assisted Living & Day Activity

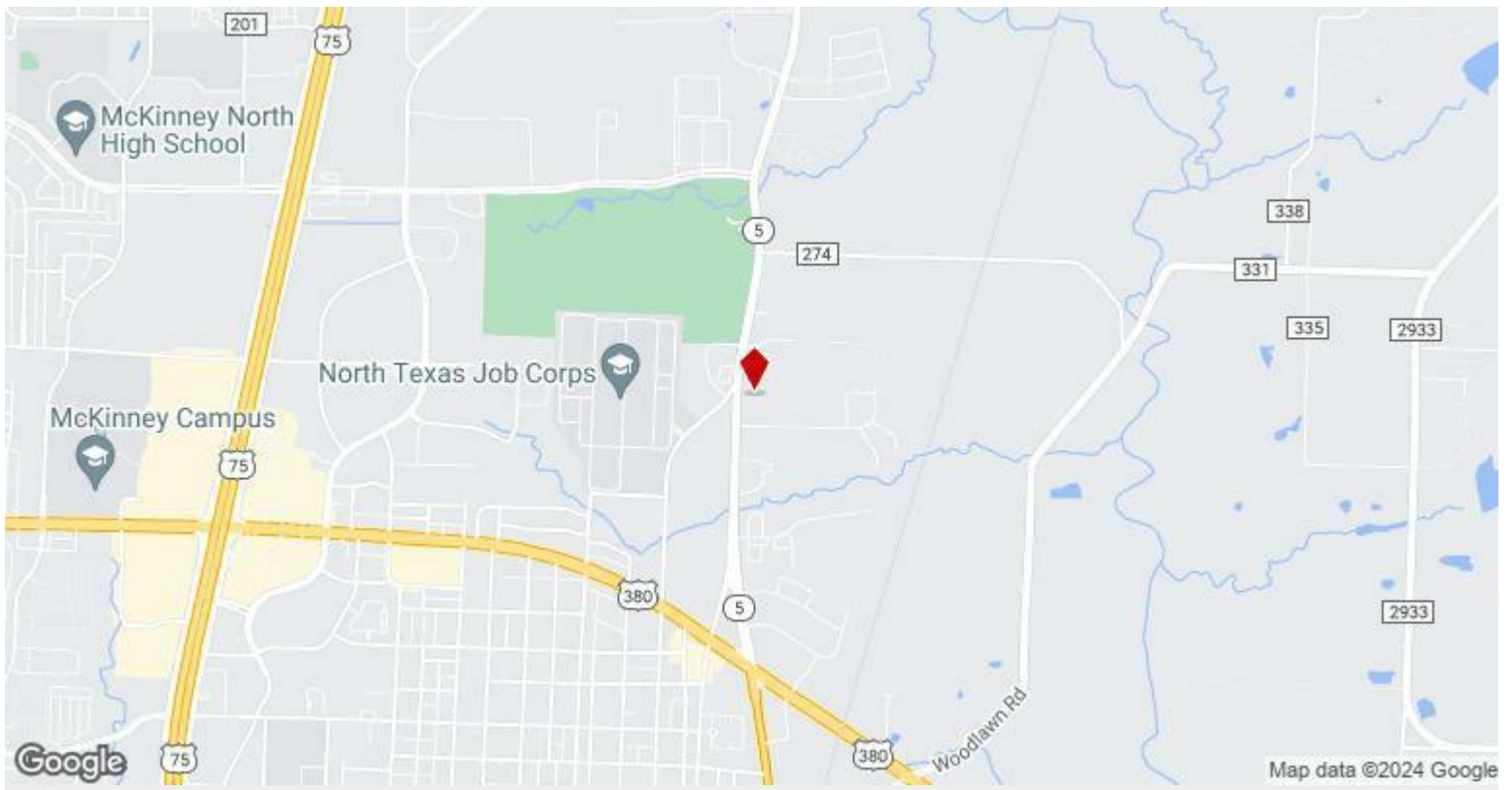
\$6,900,000

A stunning fully renovated building spanning over 26,000 sq.ft on 2 acres of prime land in one of the fastest growing and the most desirable cities, McKinney. There are many architectural features in this building including 45 rooms, 90 beds, conference rooms, offices, dining rooms, reception office, a beautiful chapel, game room with pool table, leisure areas and a high-quality commercial kitchen. This is the only Assisted Living and Adult Day Activity Center in the McKinney area. This is a unique opportunity for a diversified sector of different types of businesses including assisted living, adult day care, school, hotel and many other possibilities. The property is currently home to Golden Grace Assisted Living & Adult Day Healthcare. The operation is currently running with five-star service, and the projection income of \$3,447,000 /Year will be realized when all 5 wings are occupied with 20% vacancy factor. Assisted Living all inclusive rate starting at \$4,200 for a single suite with private bathroom & medication management and \$175 for the Day Activity.

- Stunning building
- Prime Location

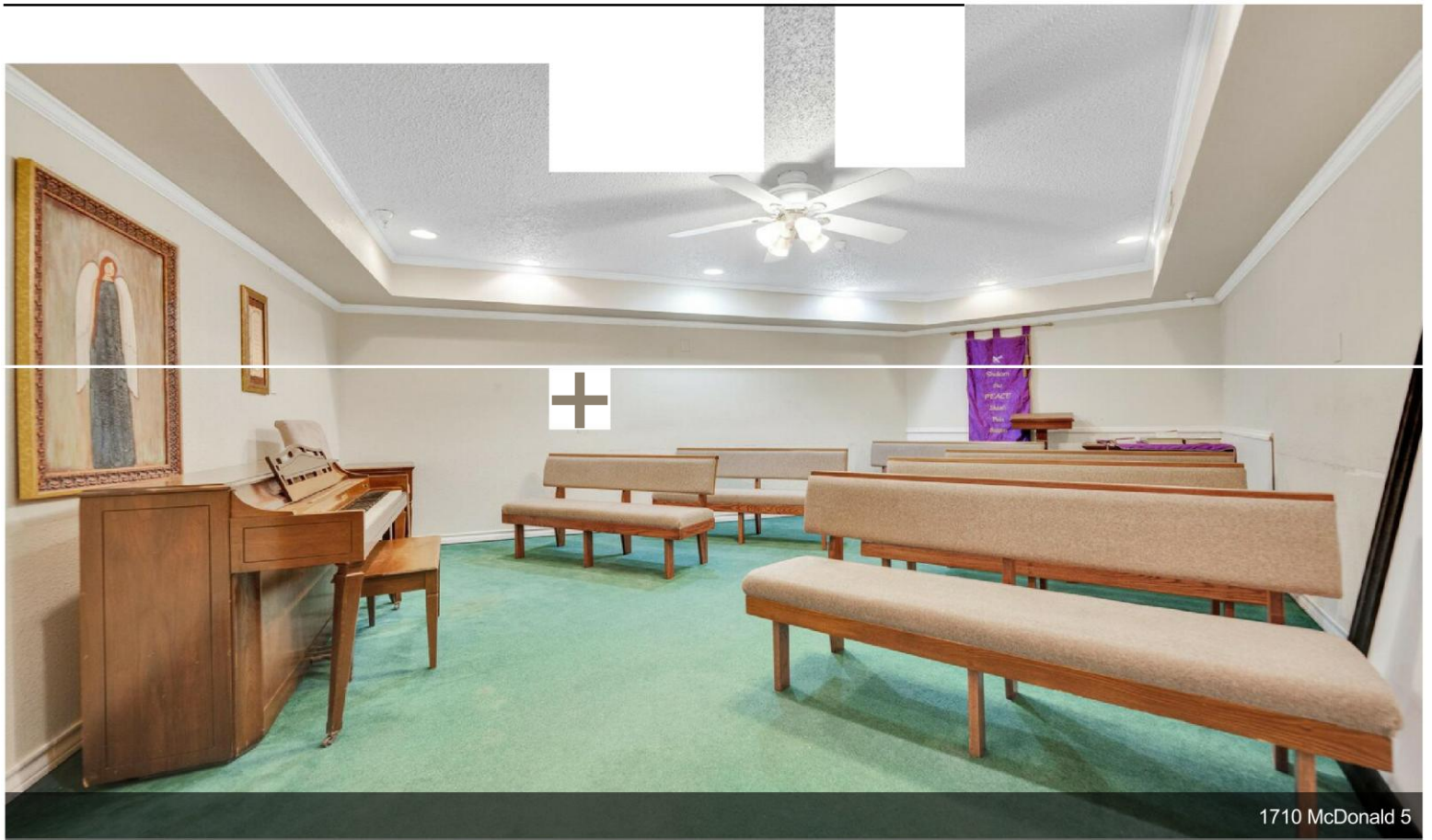


Price:	\$6,900,000
Property Type:	Health Care
Property Subtype:	Assisted Living
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	200%
Lot Size:	2.00 AC
Building Size:	26,016 SF
Sale Conditions:	Cash, SBA Finance
No. Rooms:	49
No. Stories:	1
Year Built:	1975
Parking Ratio:	2.65/1,000 SF
Zoning Description:	RG-18
APN / Parcel ID:	R1082599

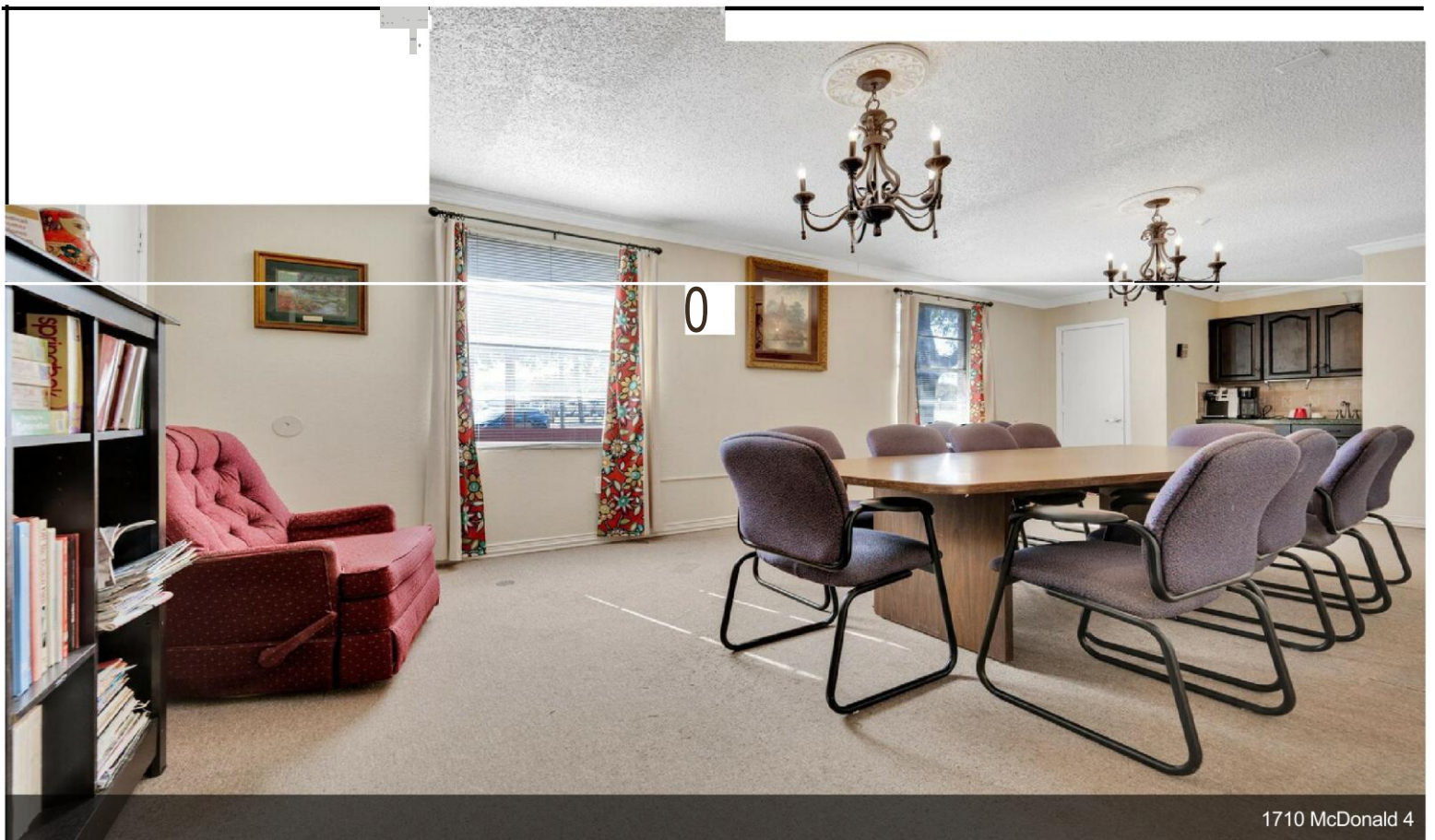


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Property Photos



1710 McDonald 5



1710 McDonald 4

Property Photos



Building Photo



Building Photo

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Building Photo



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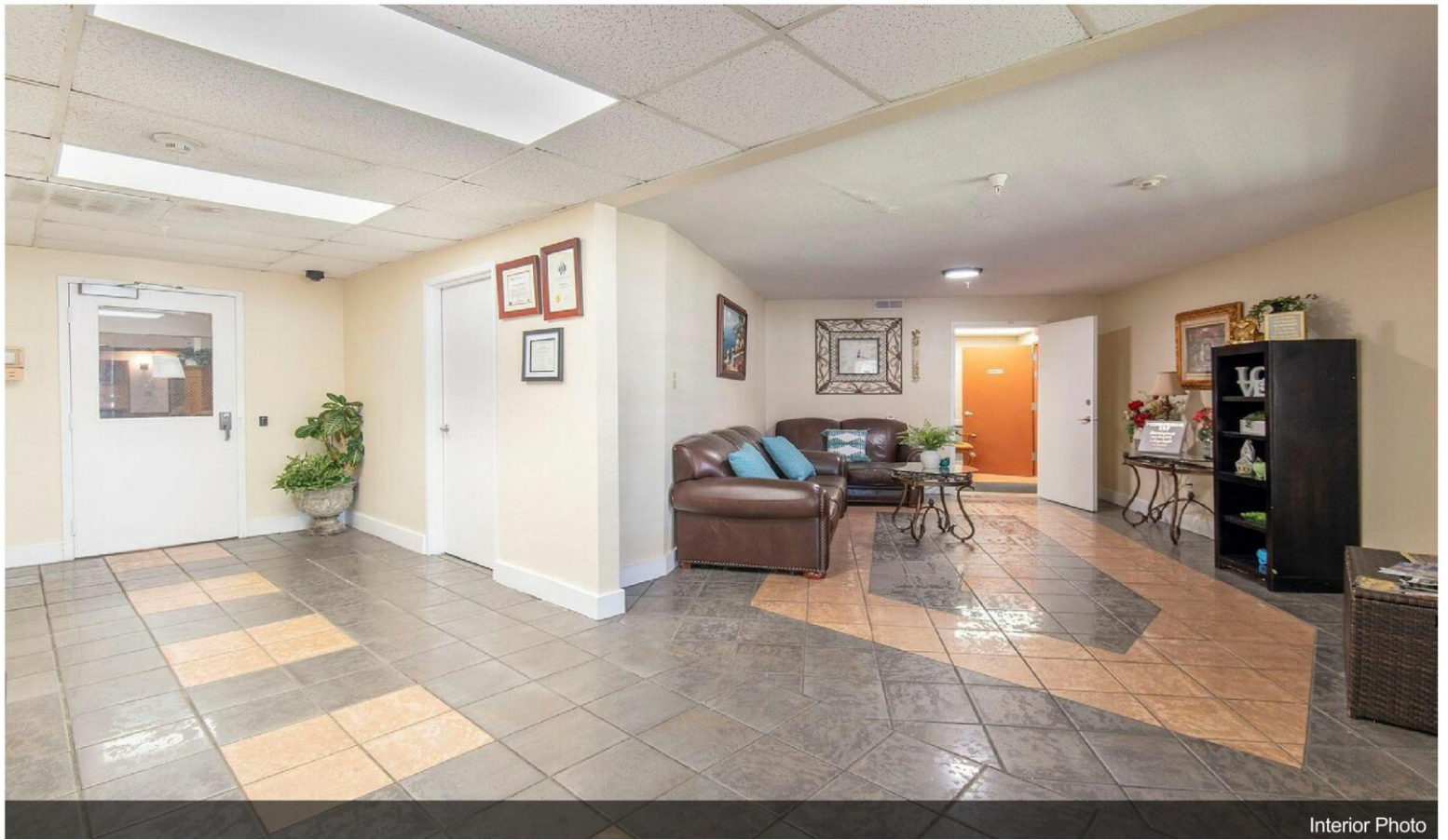


Aerial

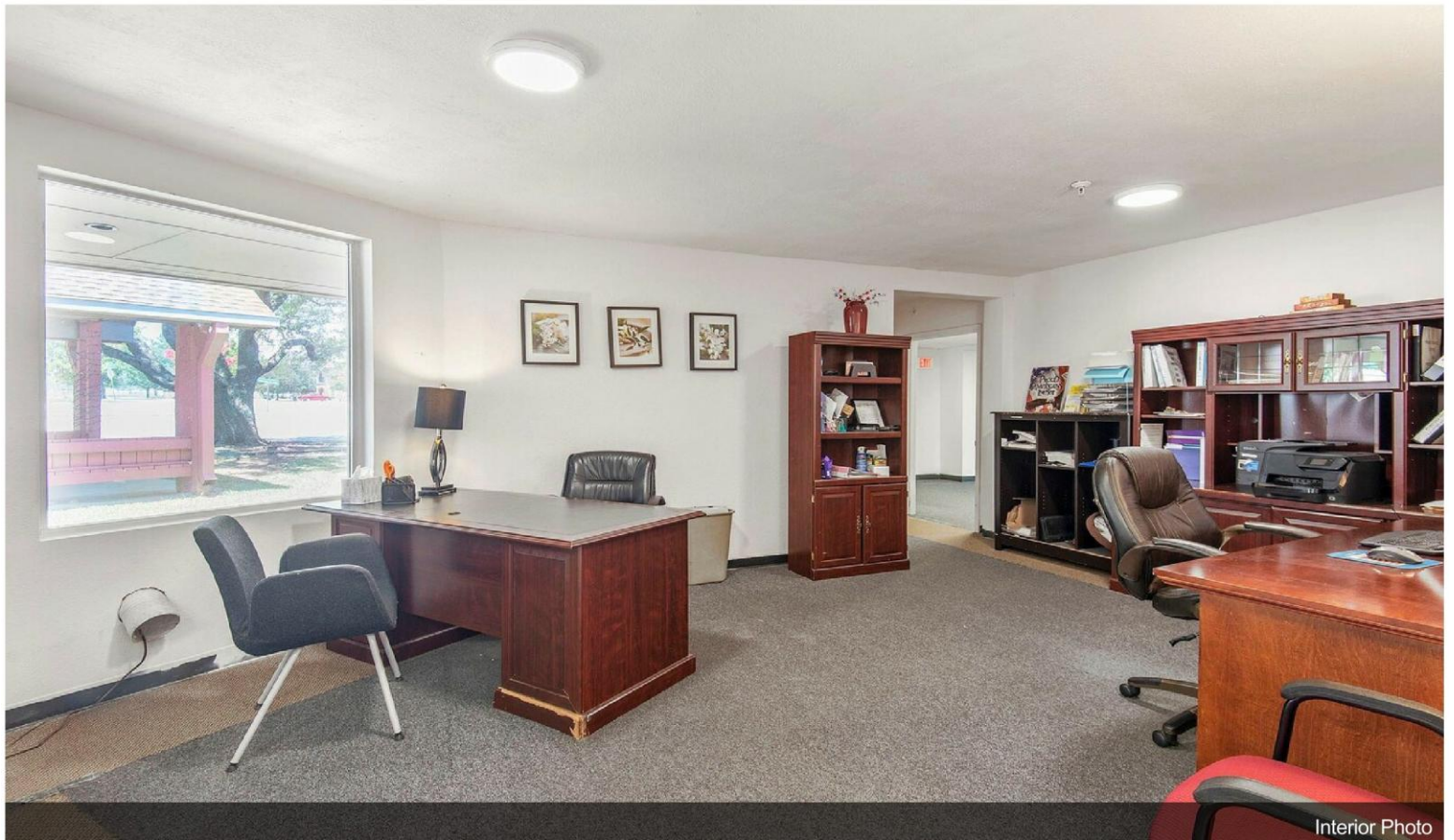


Building Photo

Property Photos

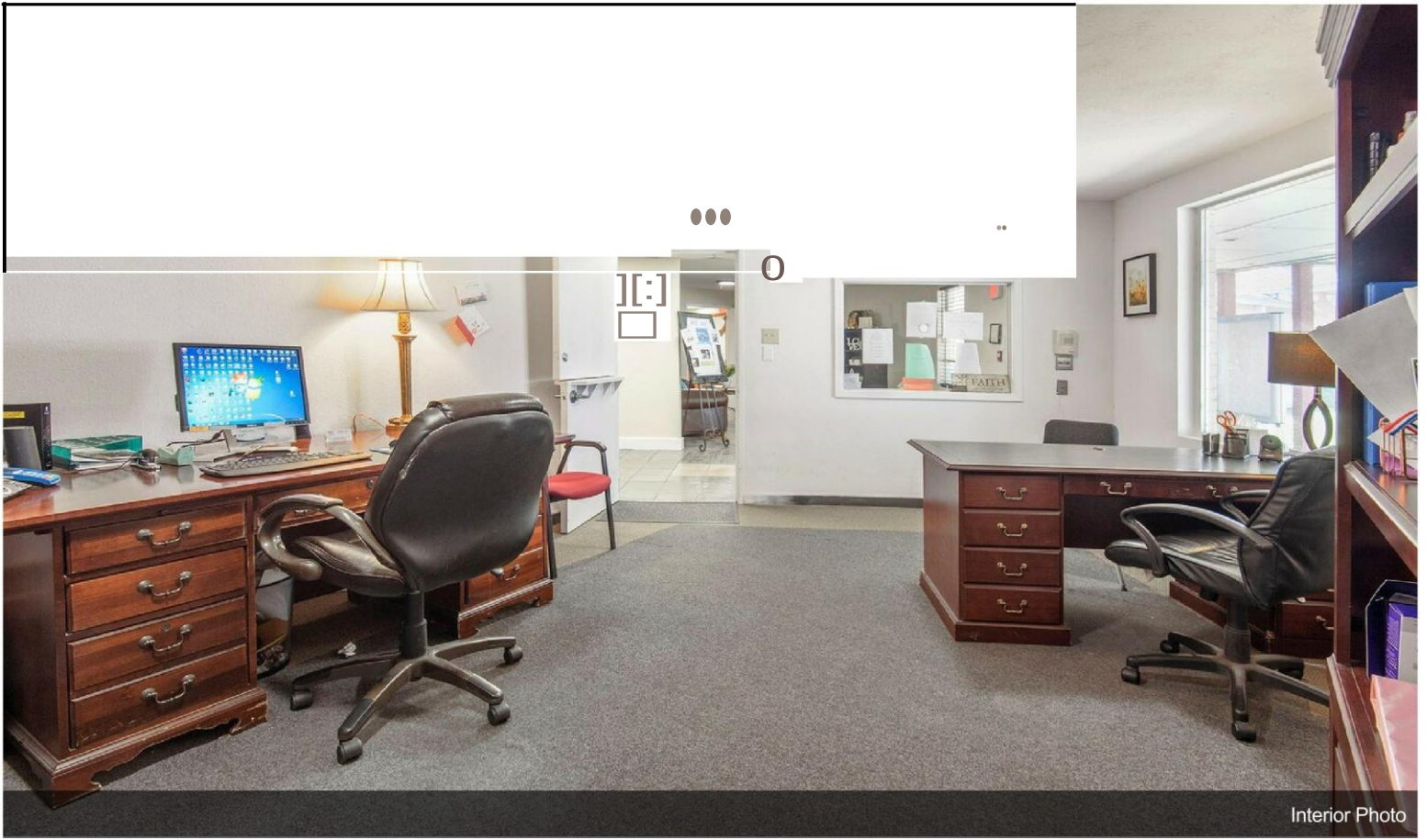


Interior Photo

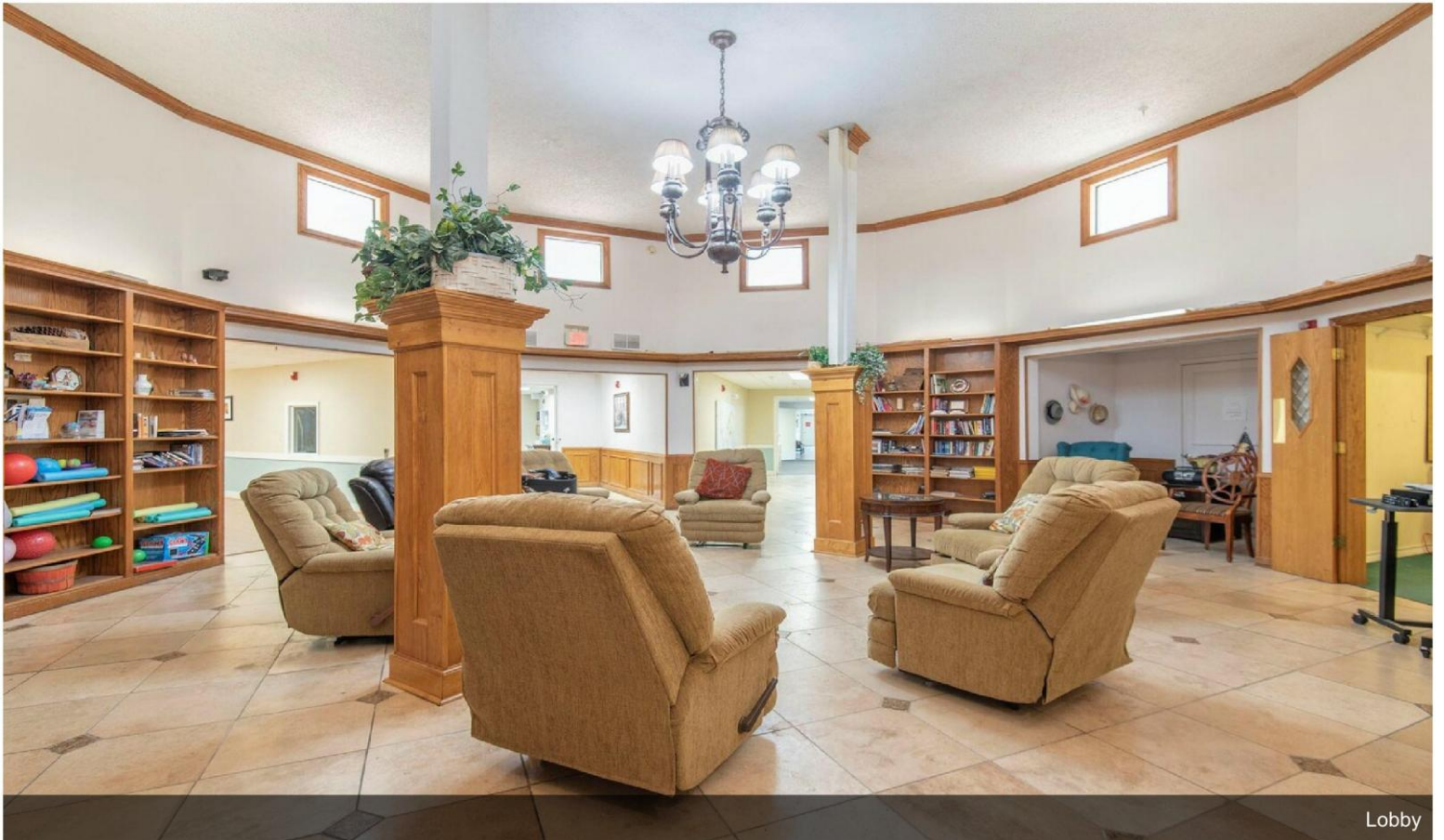


Interior Photo

Property Photos



Interior Photo



Lobby

Property Photos

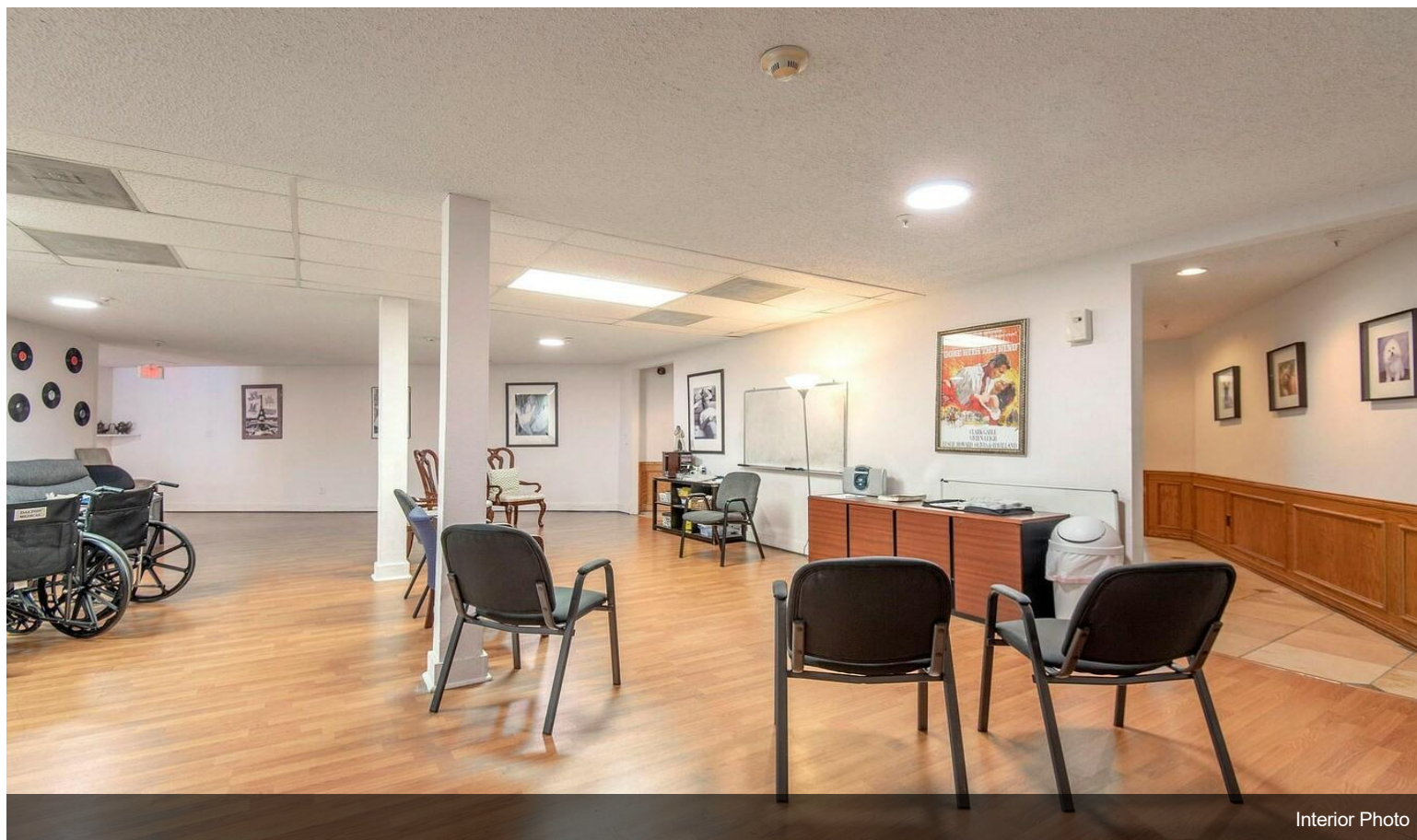


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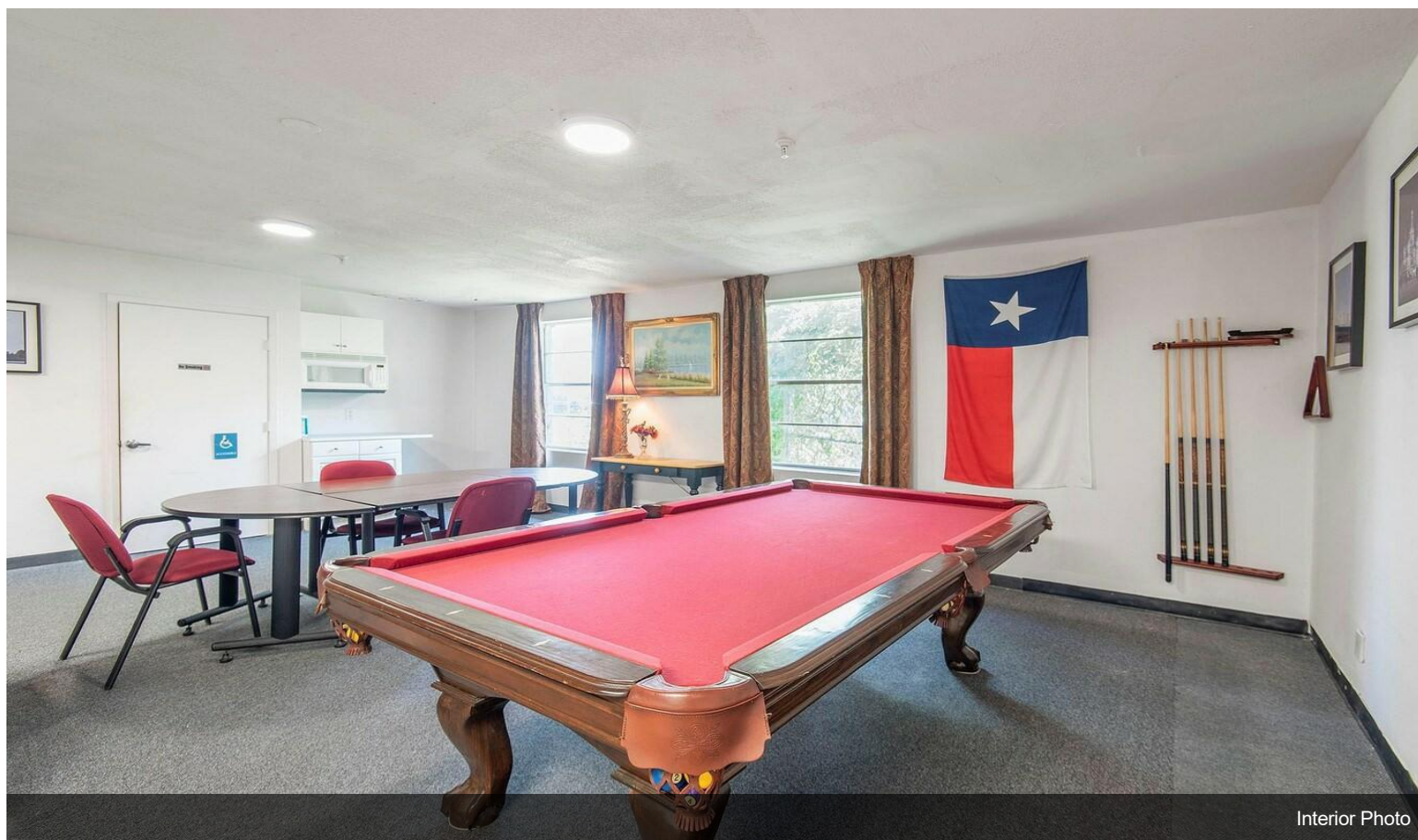


Interior Photo

Property Photos



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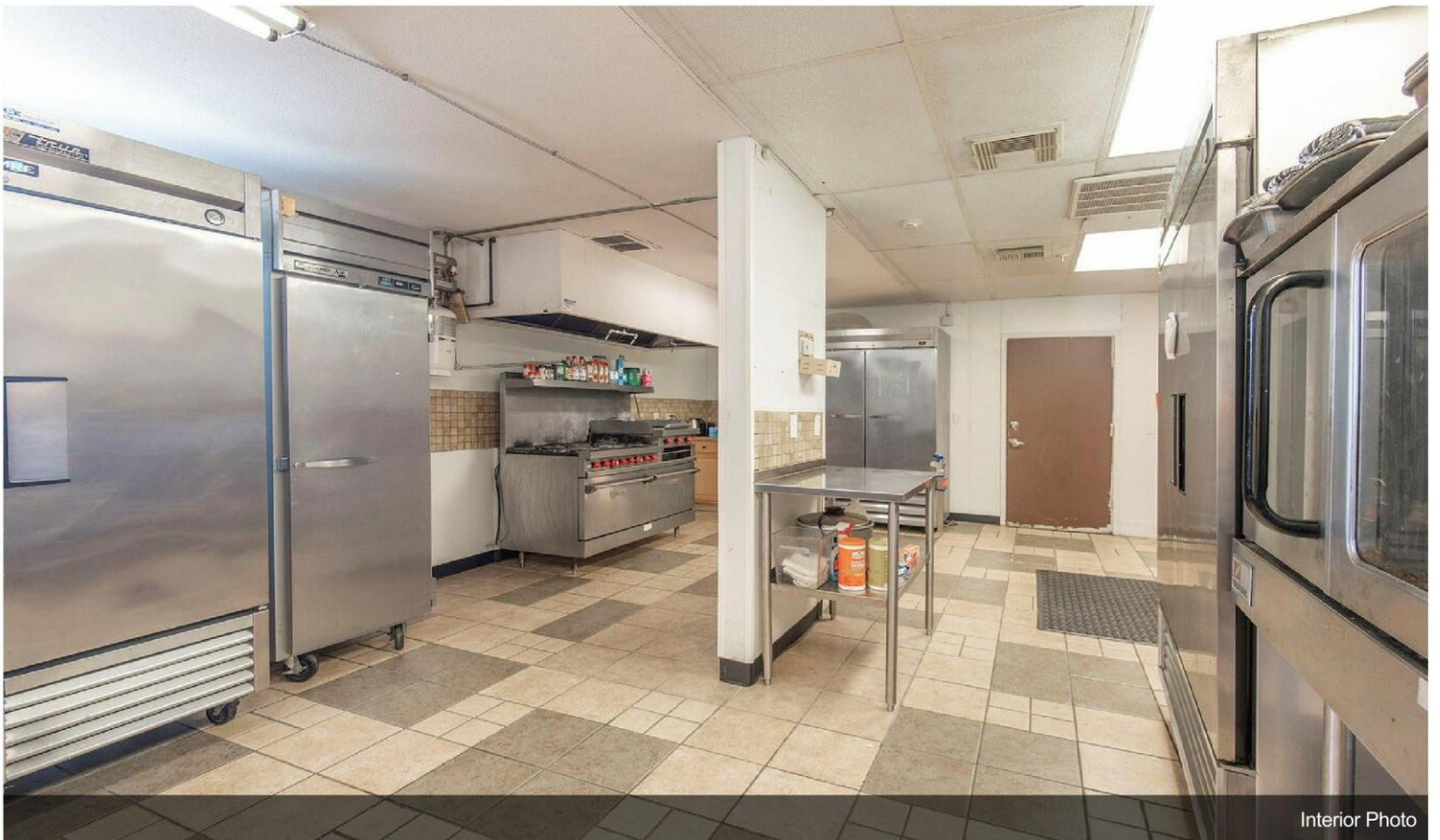


Interior Photo

Property Photos



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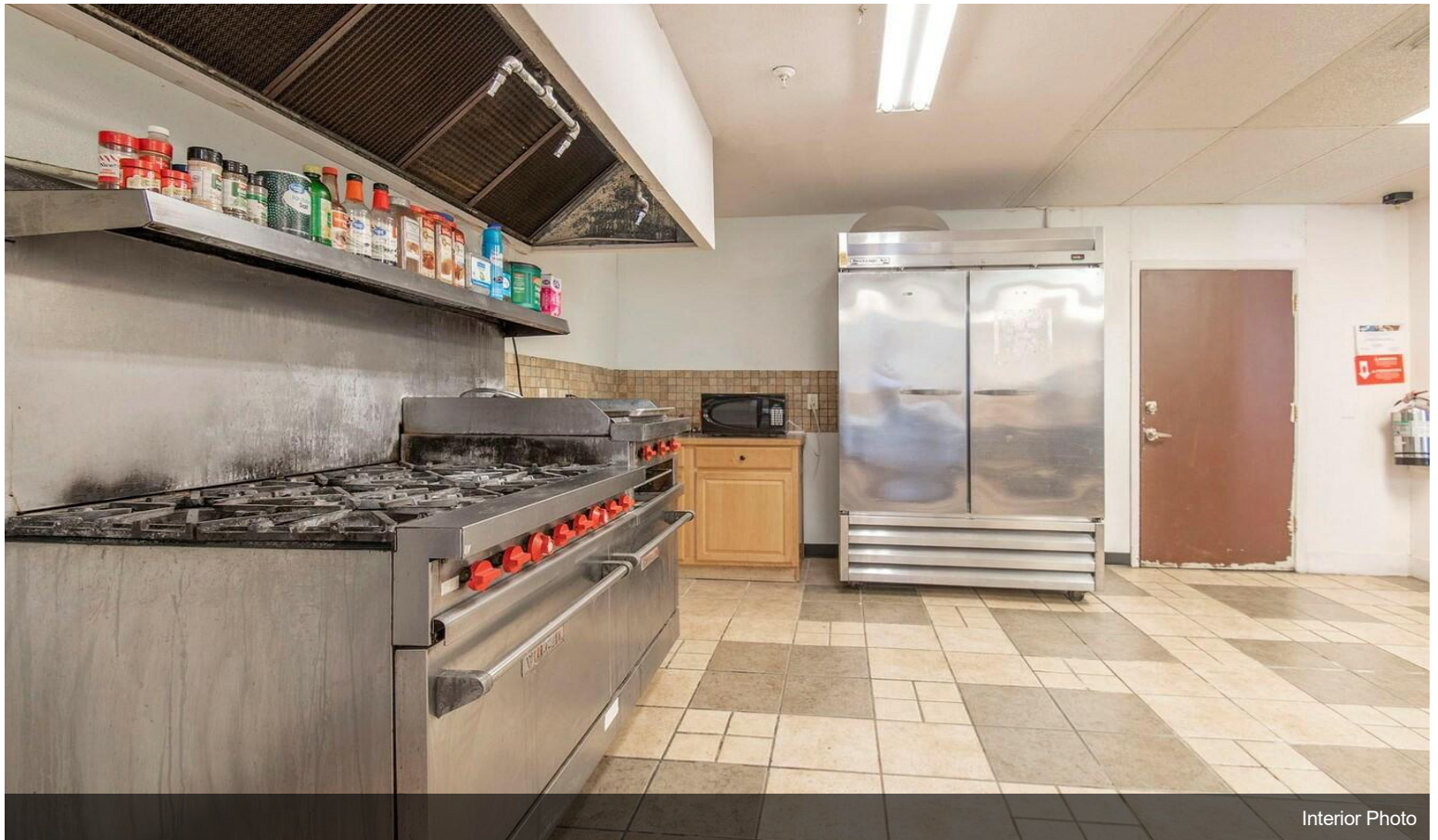


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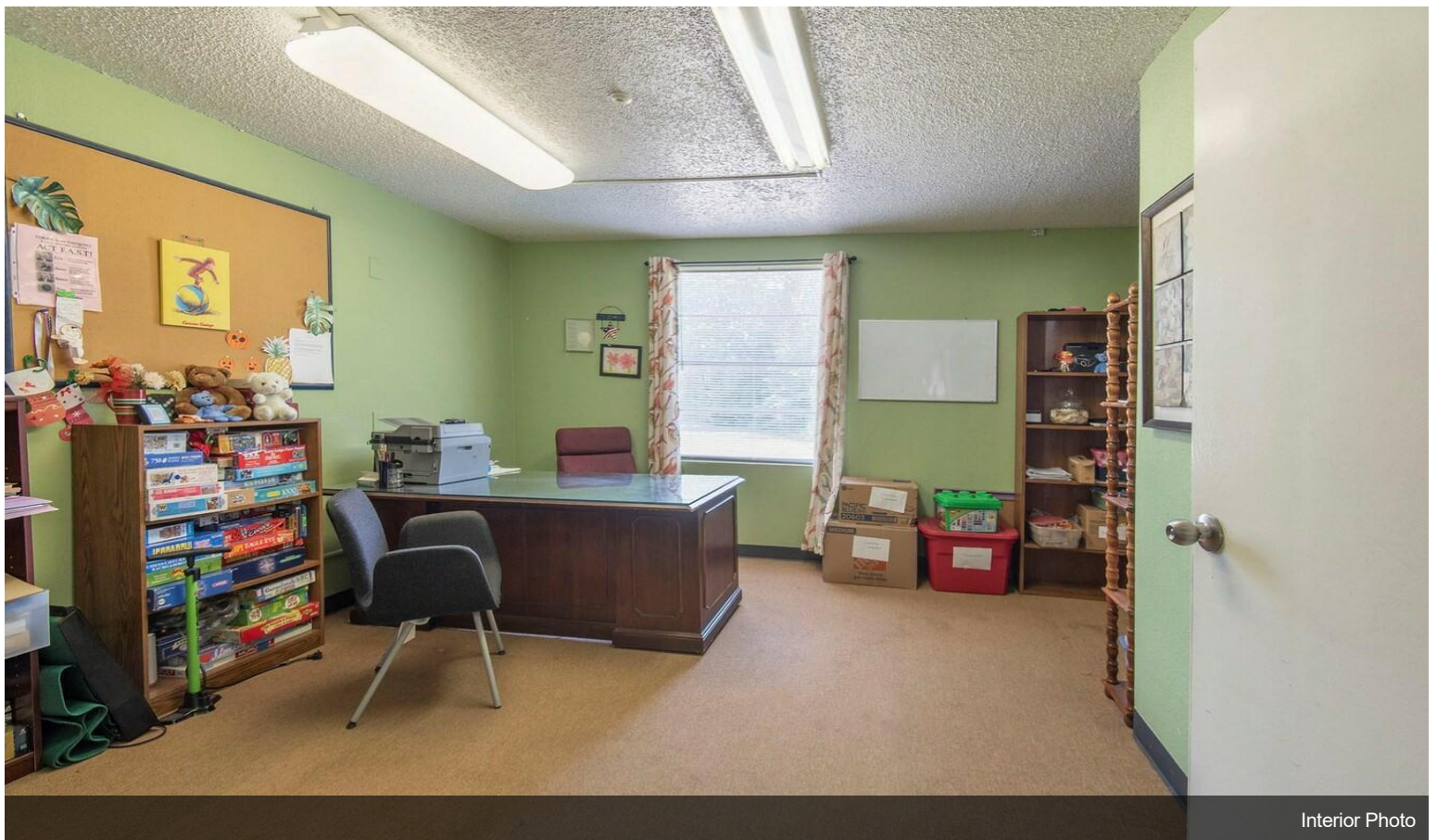


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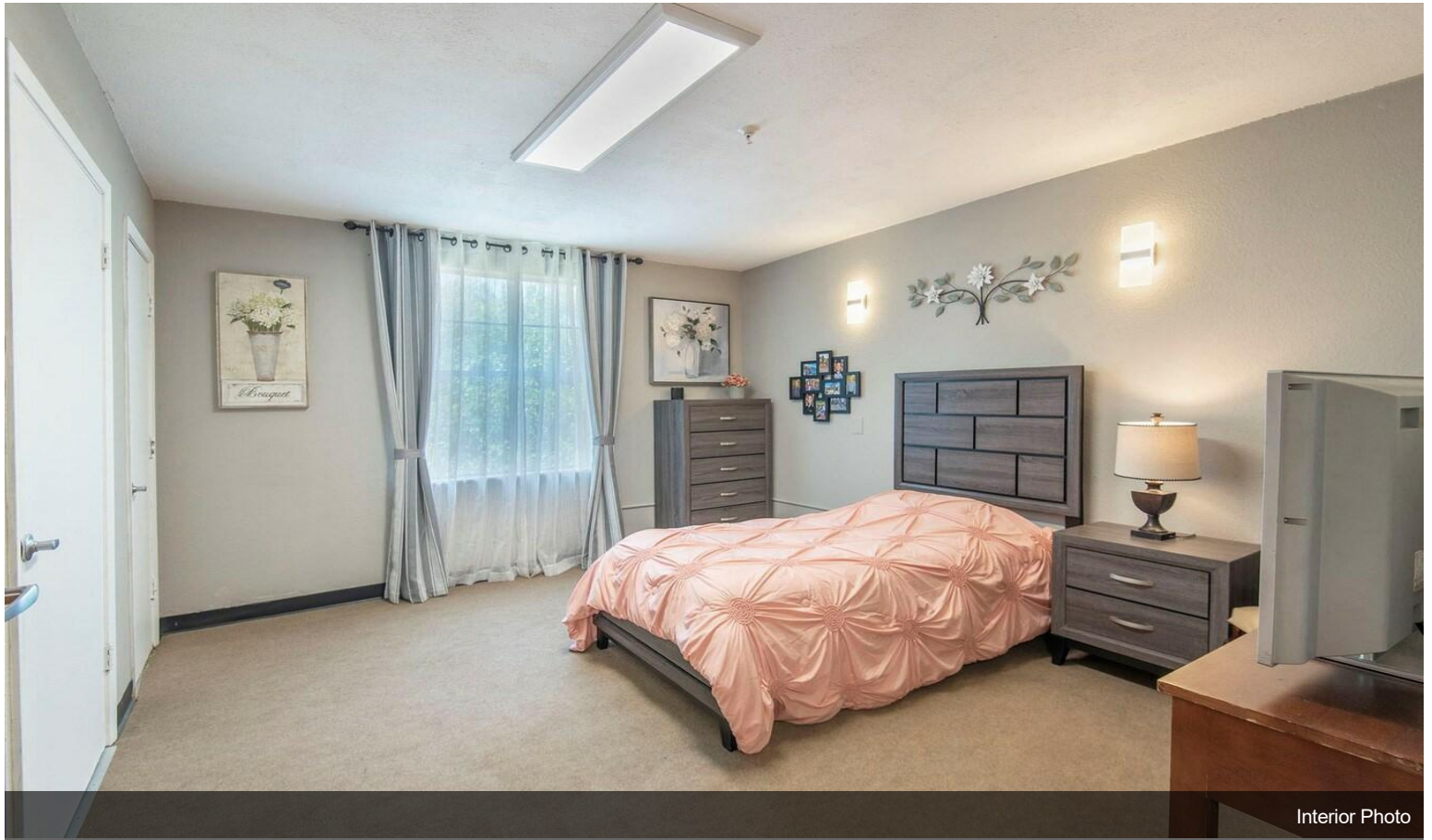


Interior Photo



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Property Photos



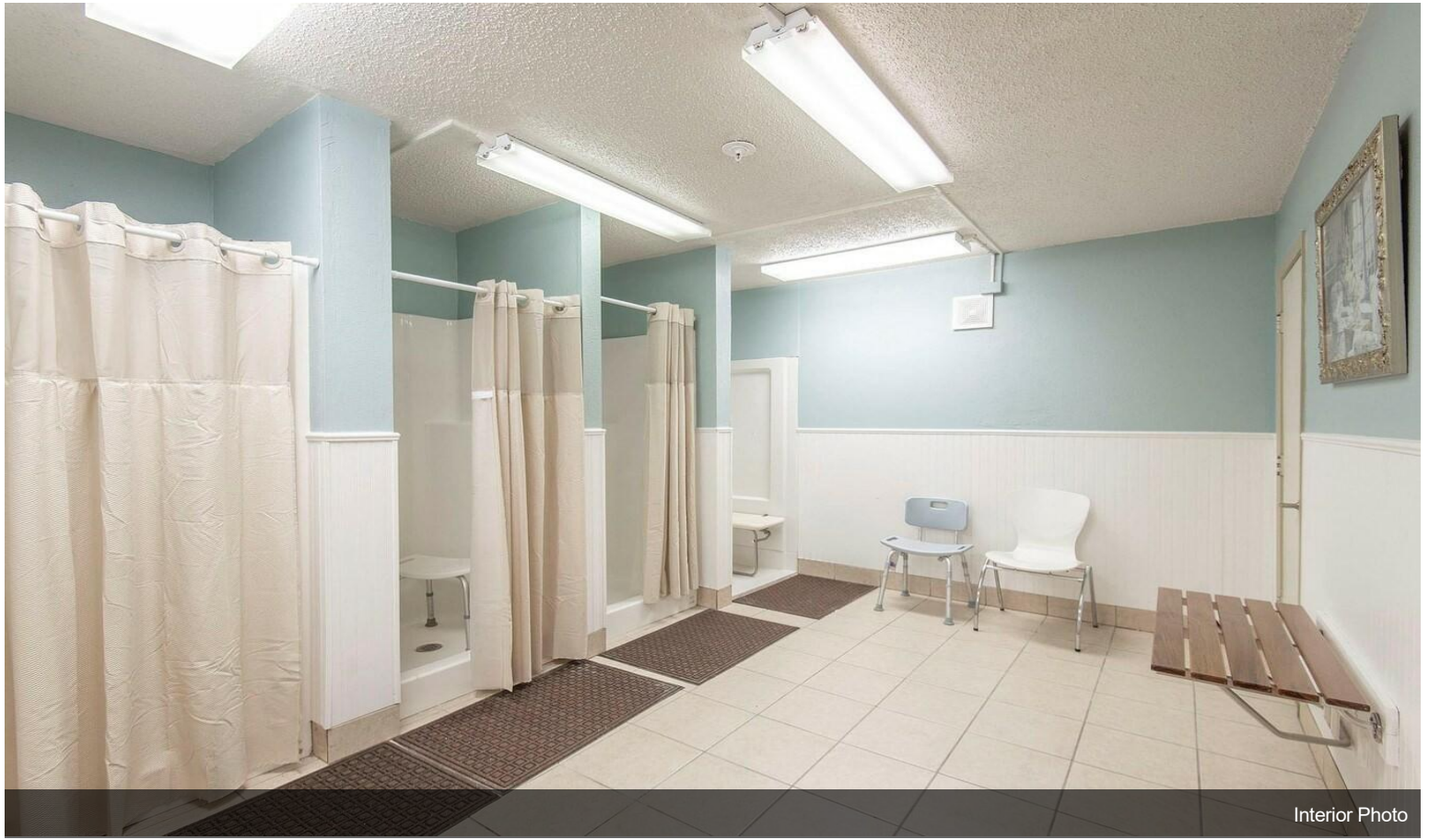
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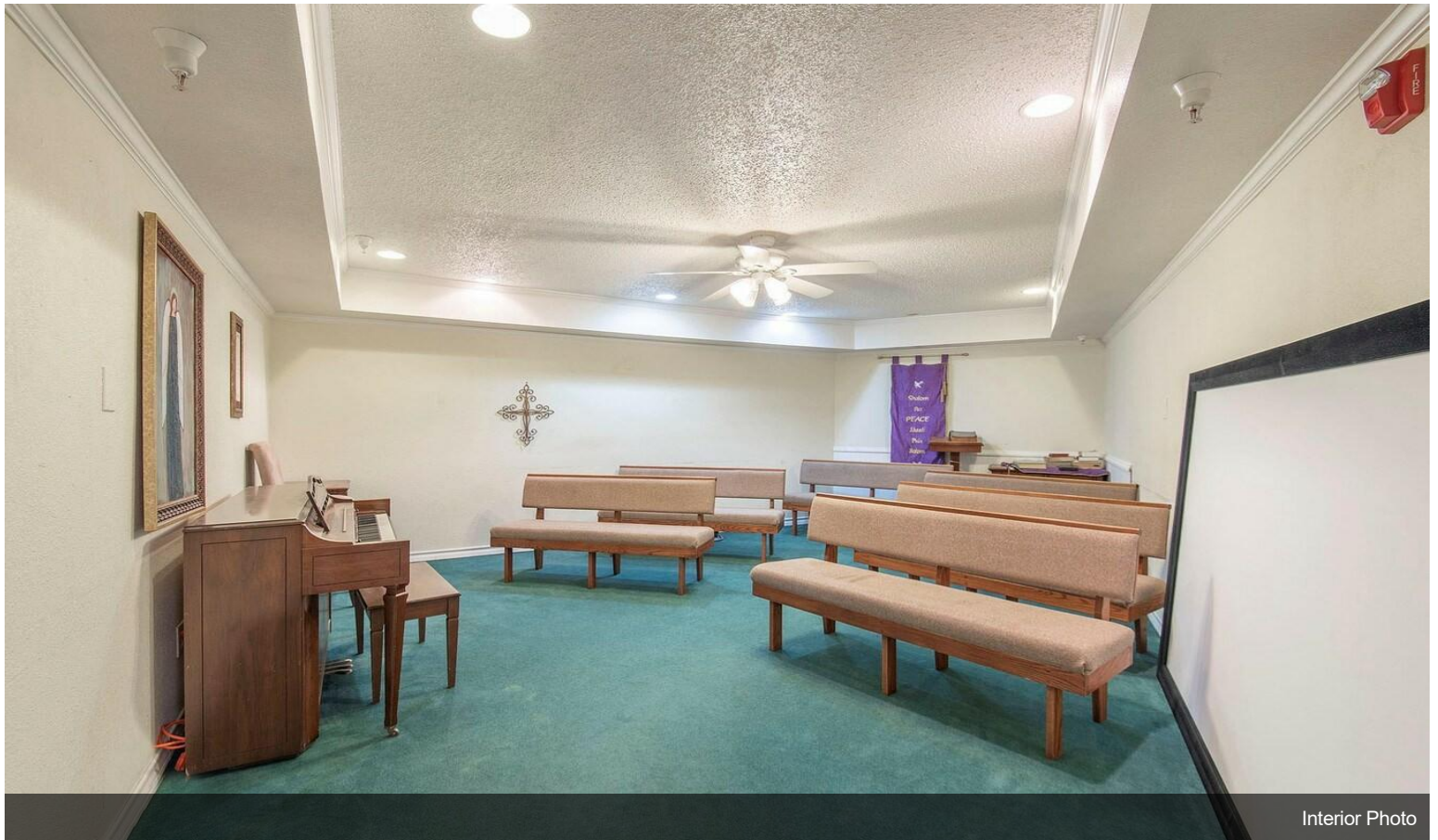
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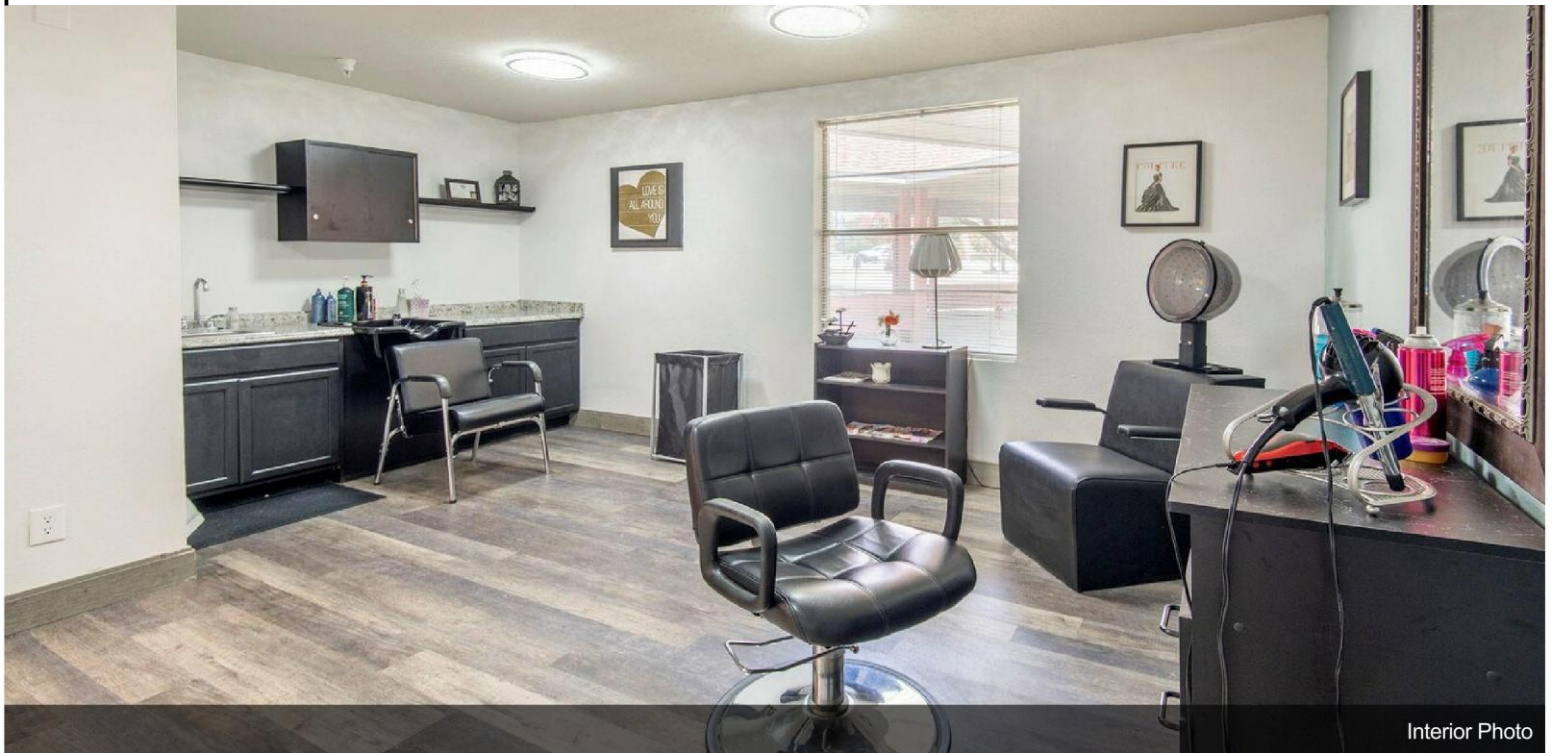


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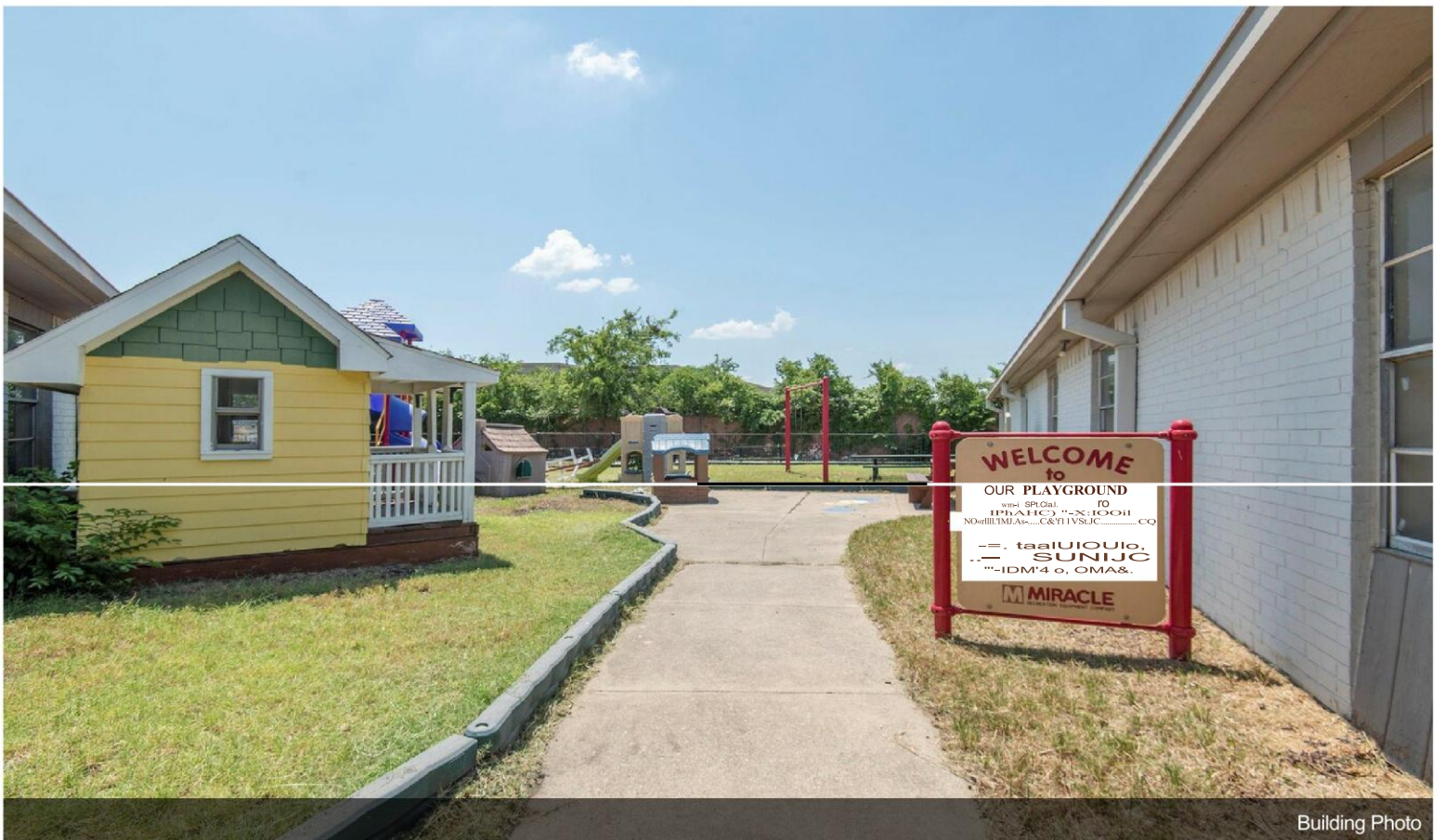


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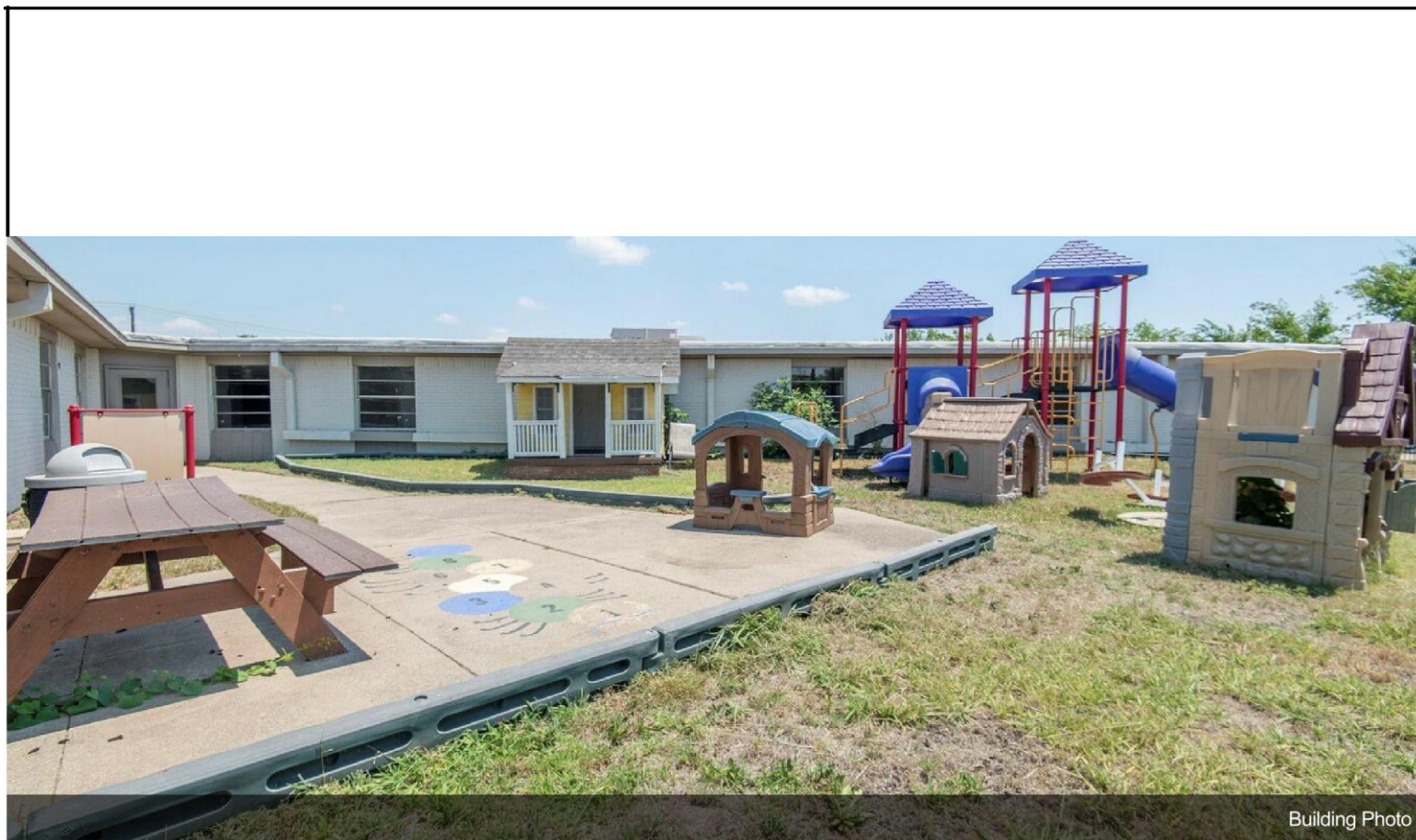


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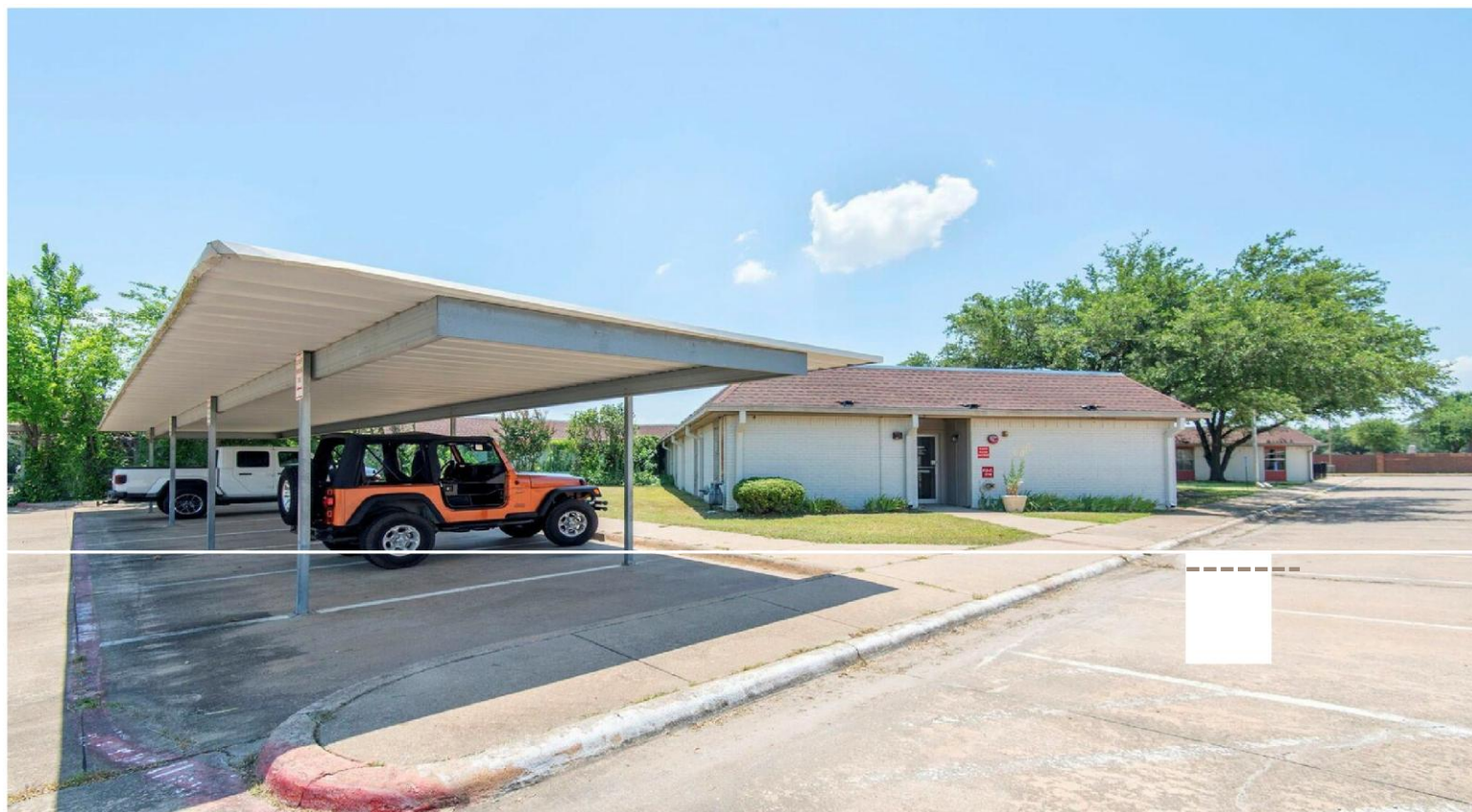


Building Photo

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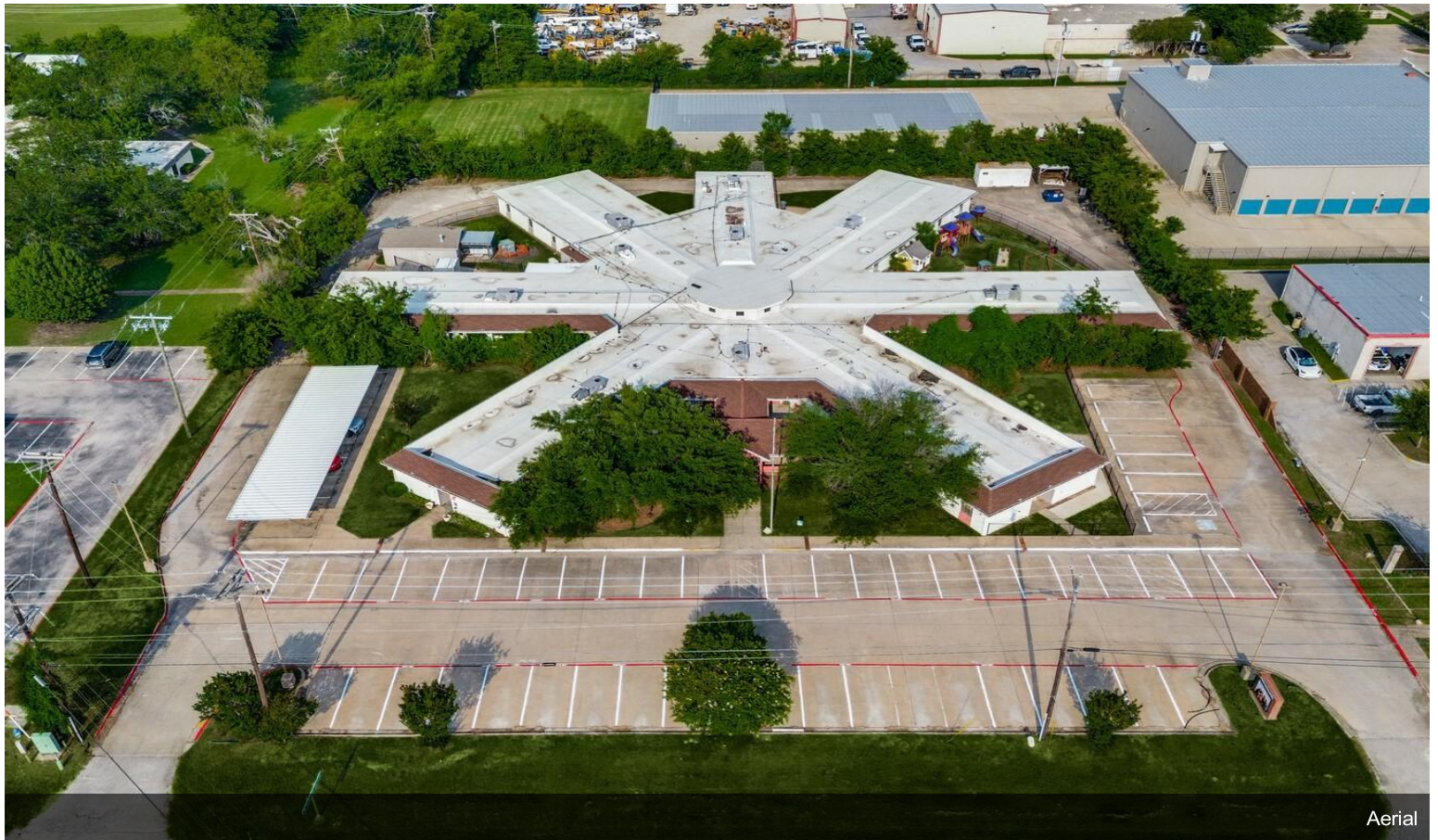


Aerial

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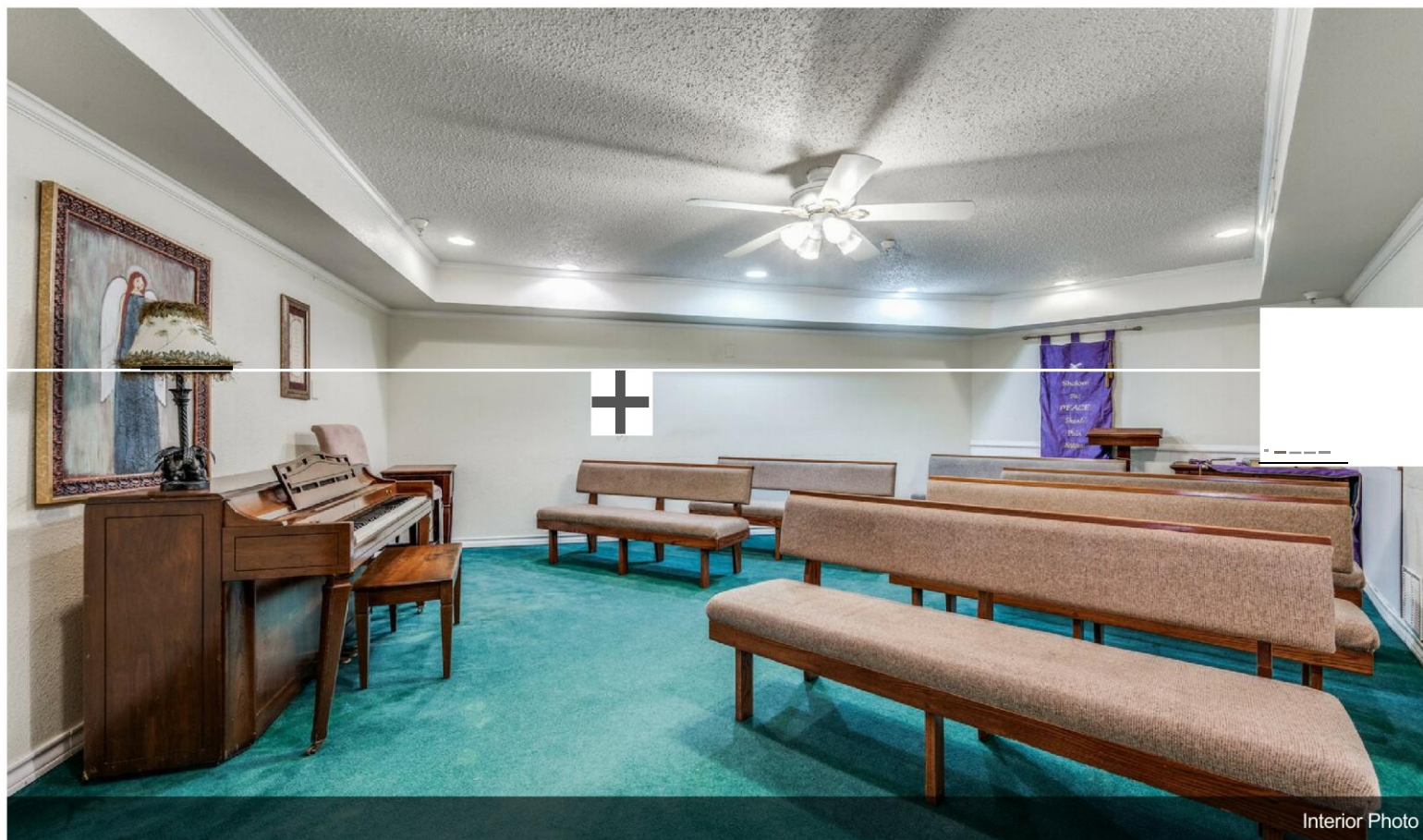
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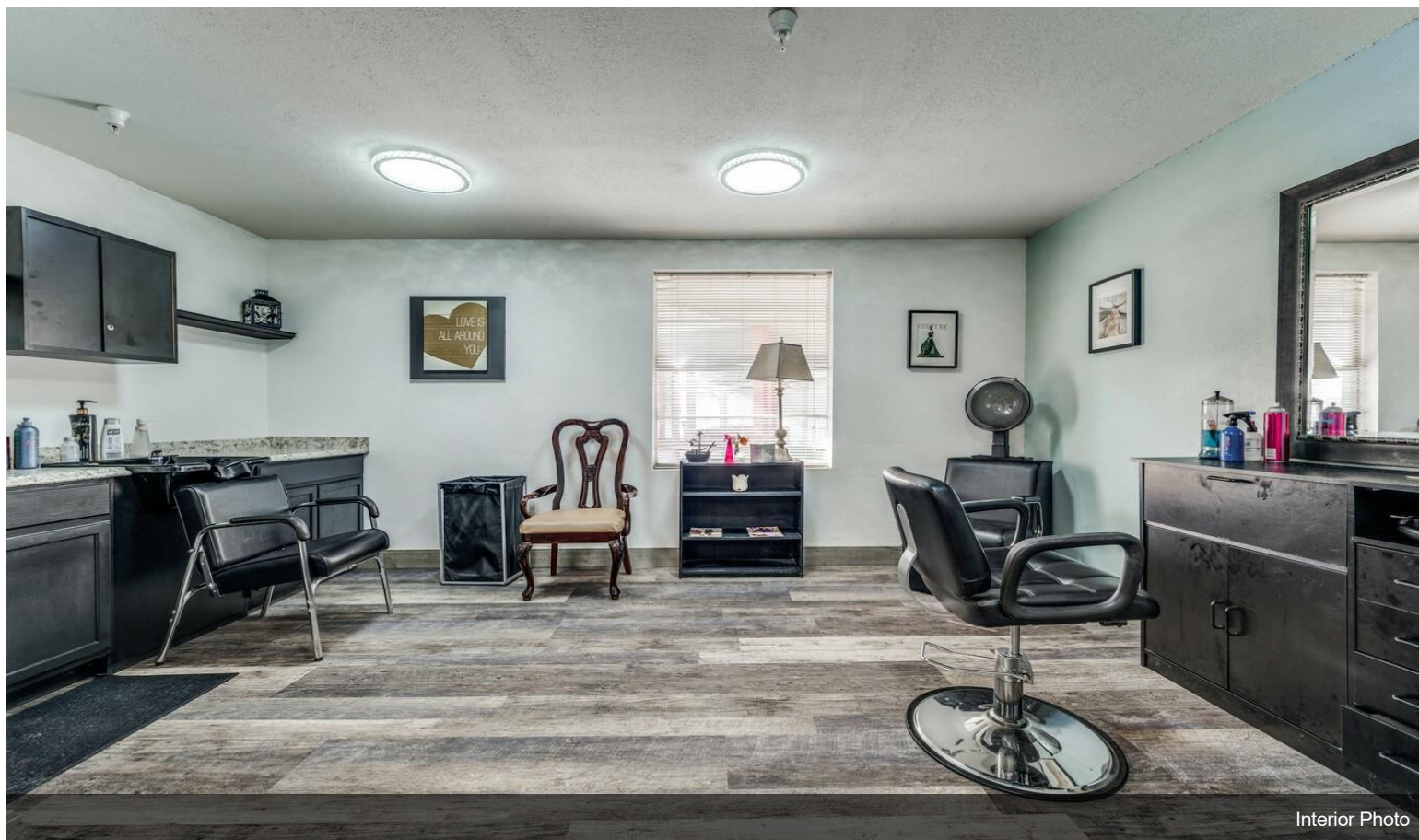


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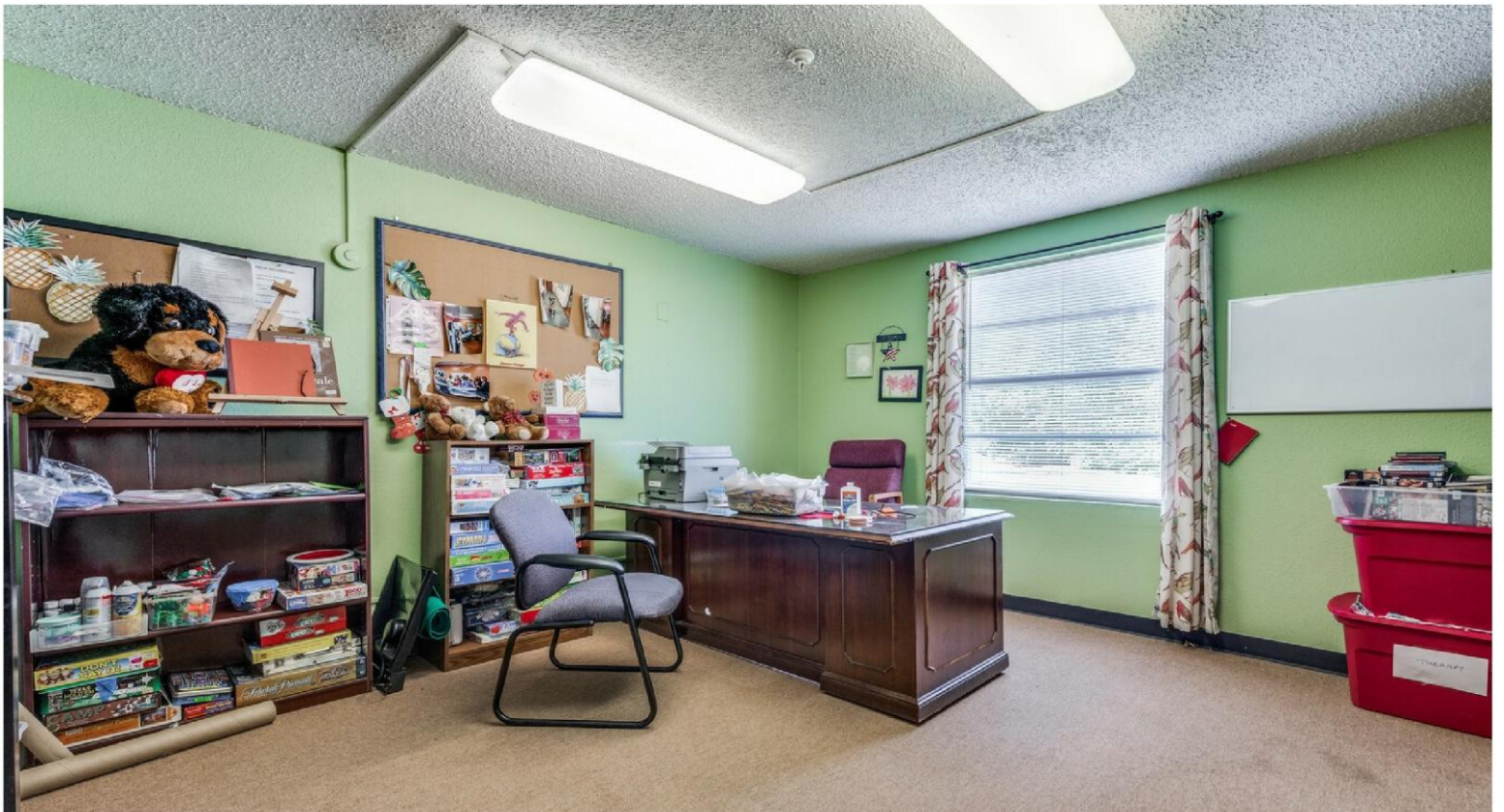
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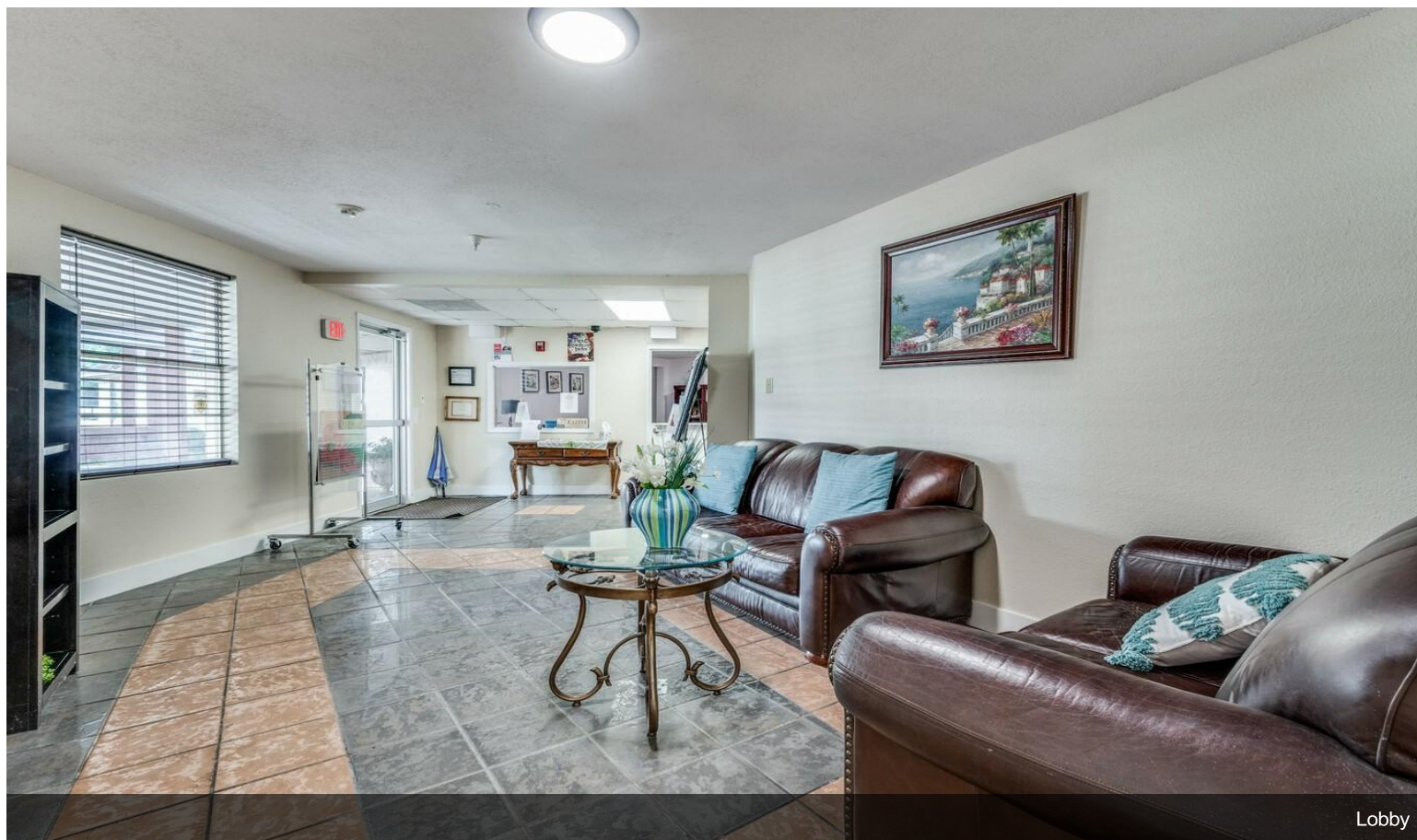


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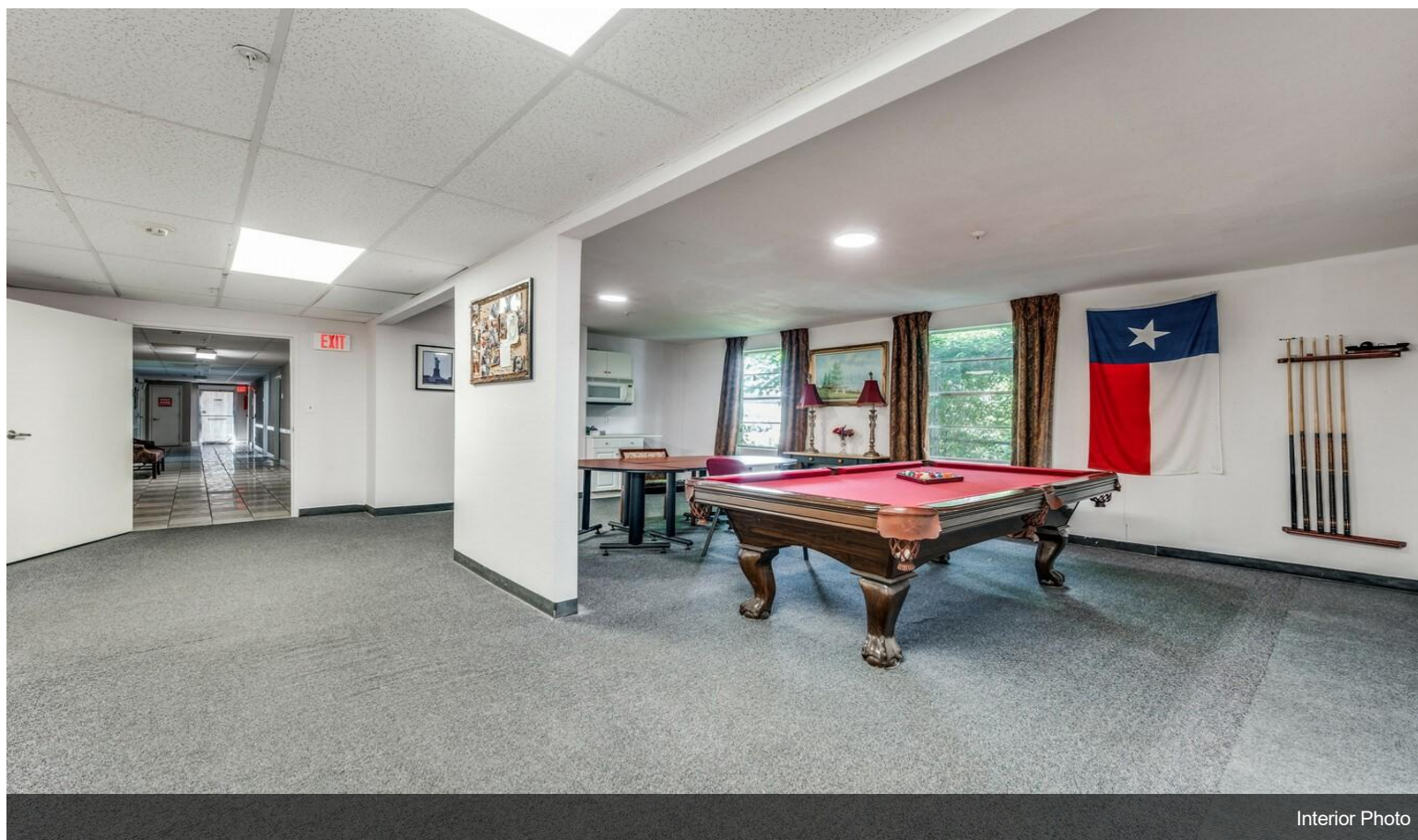


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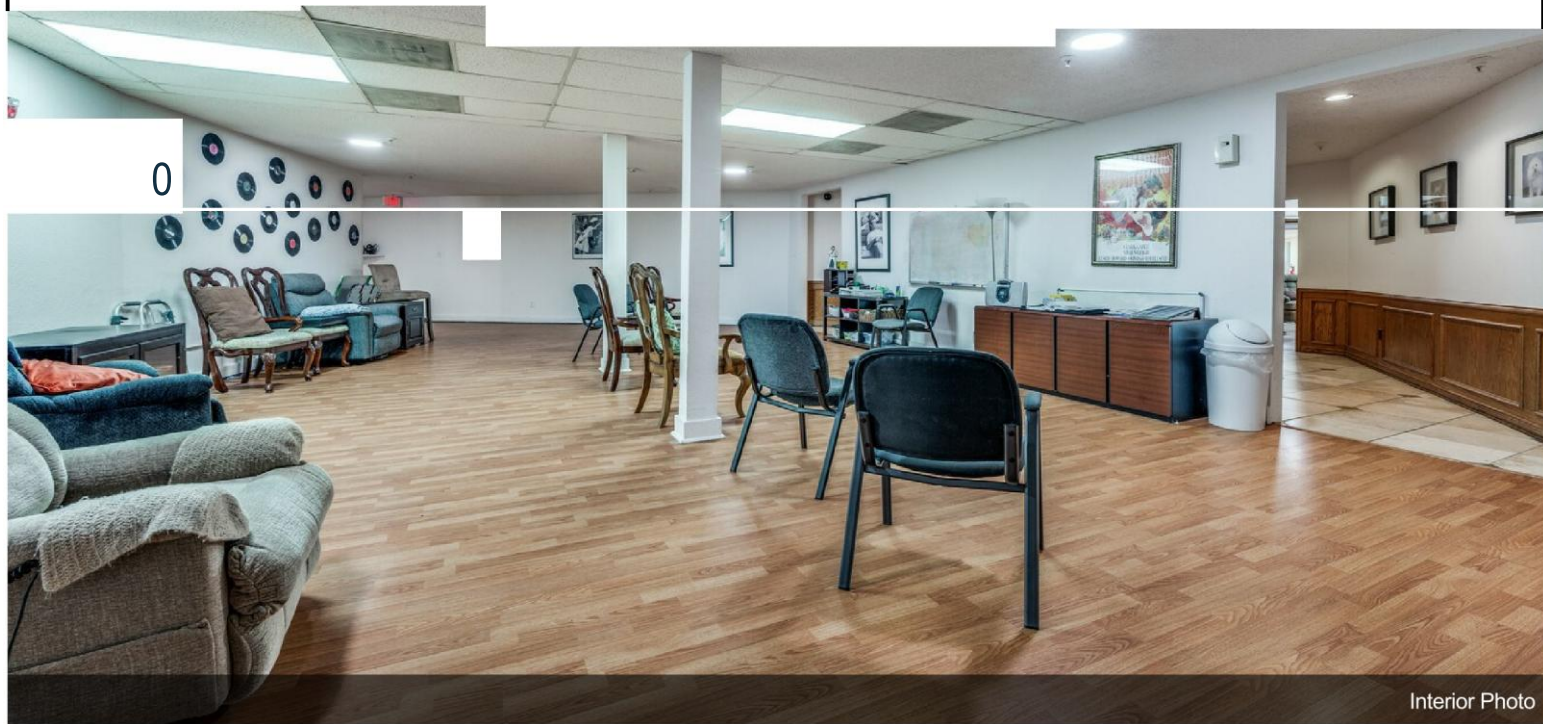


Lobby

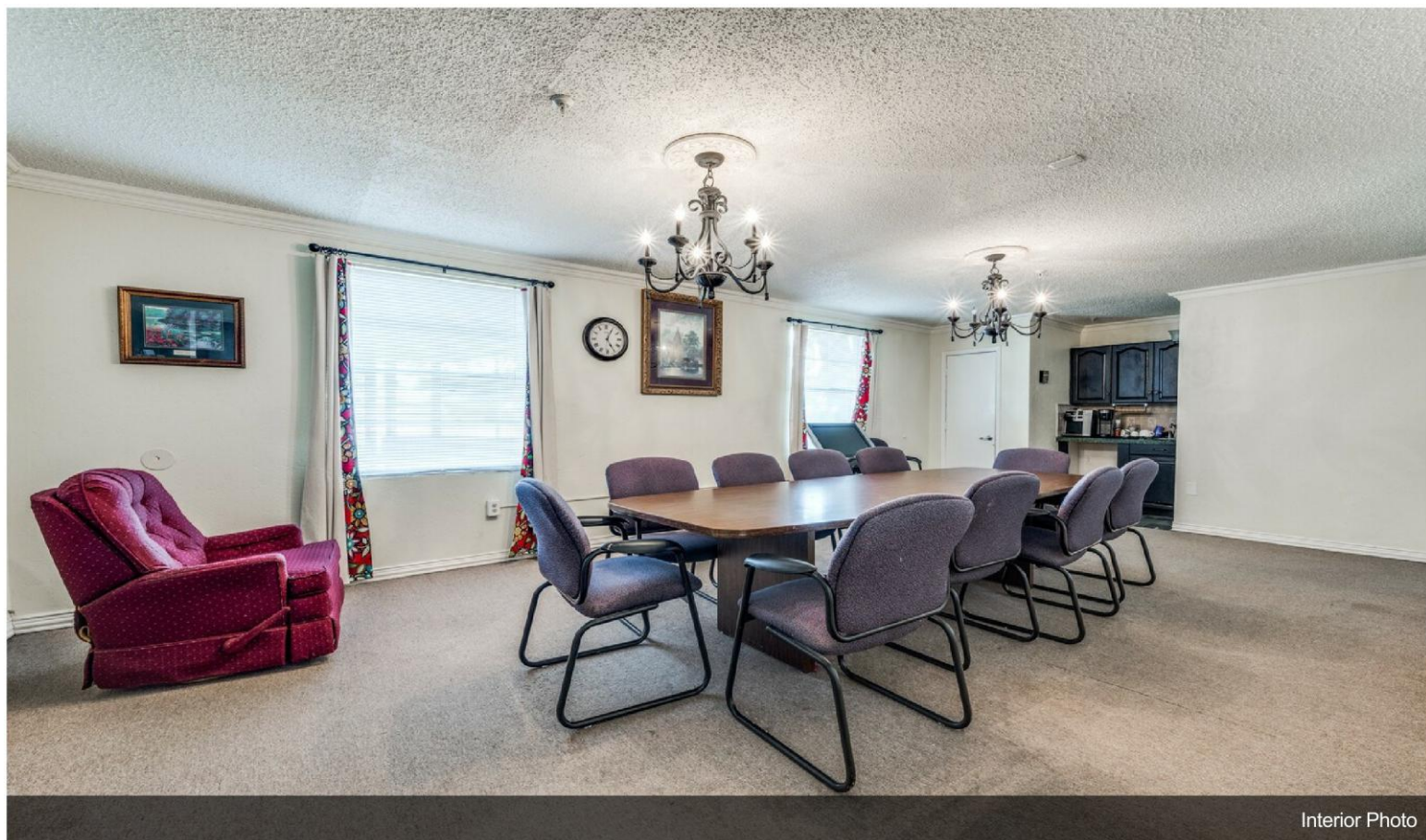


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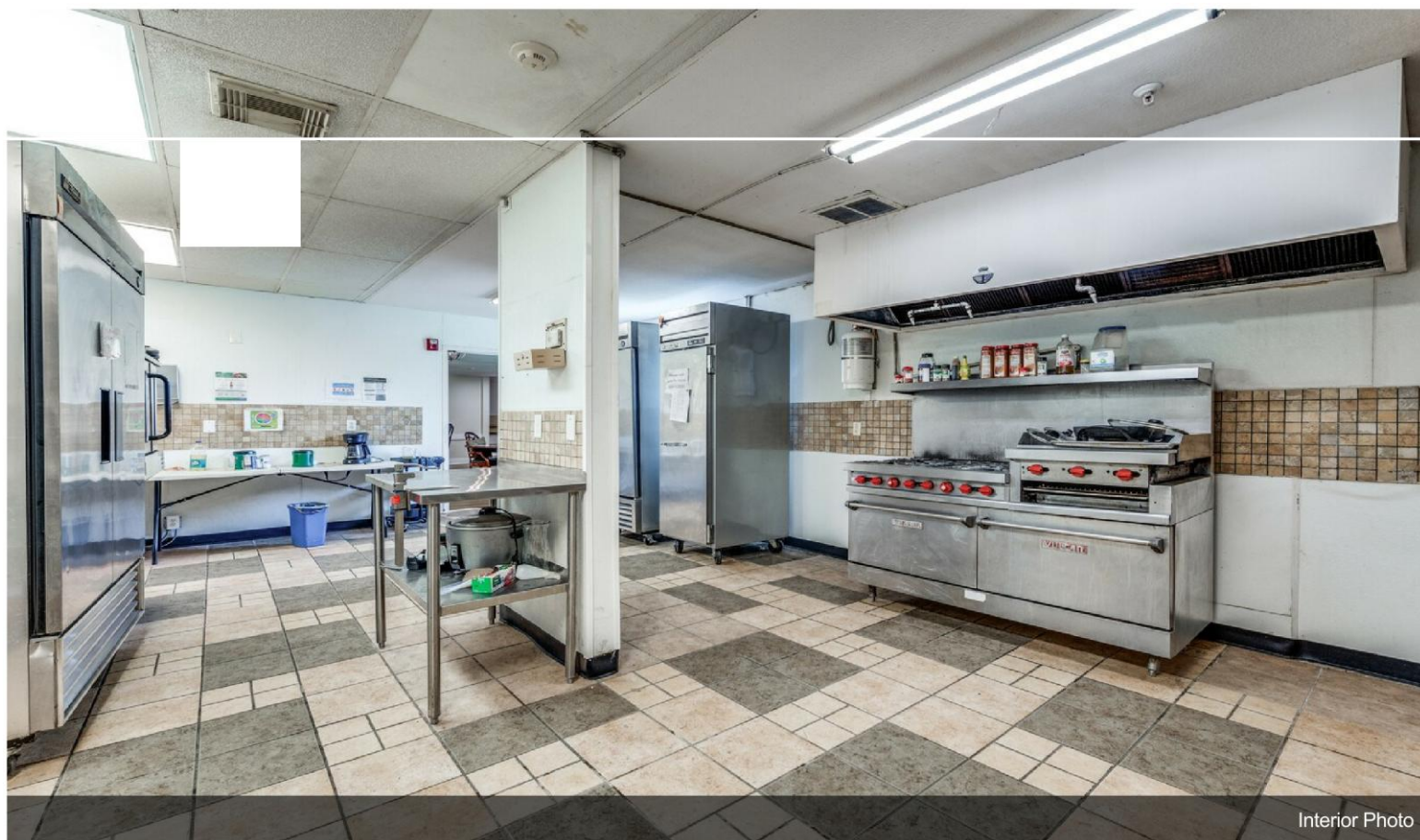


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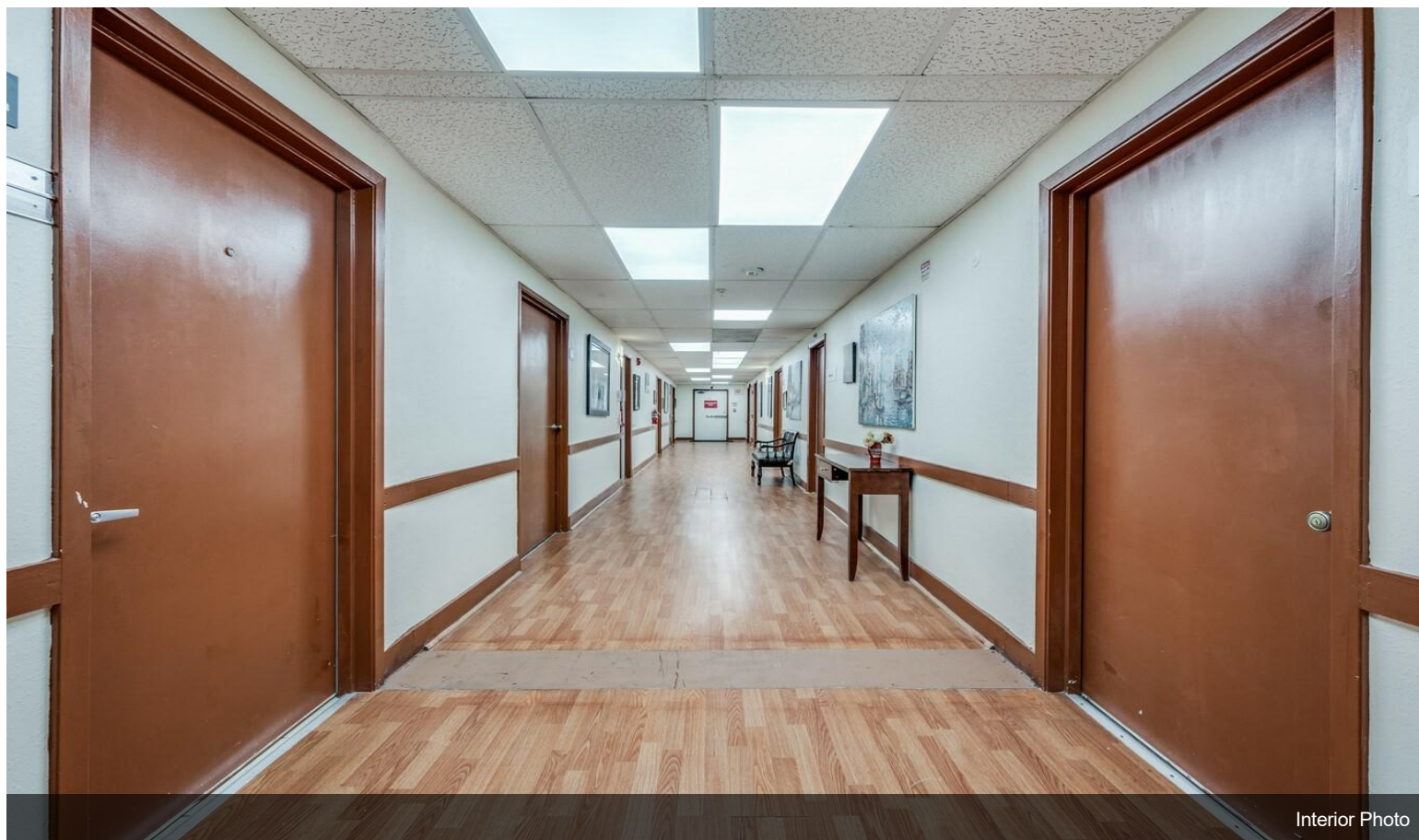


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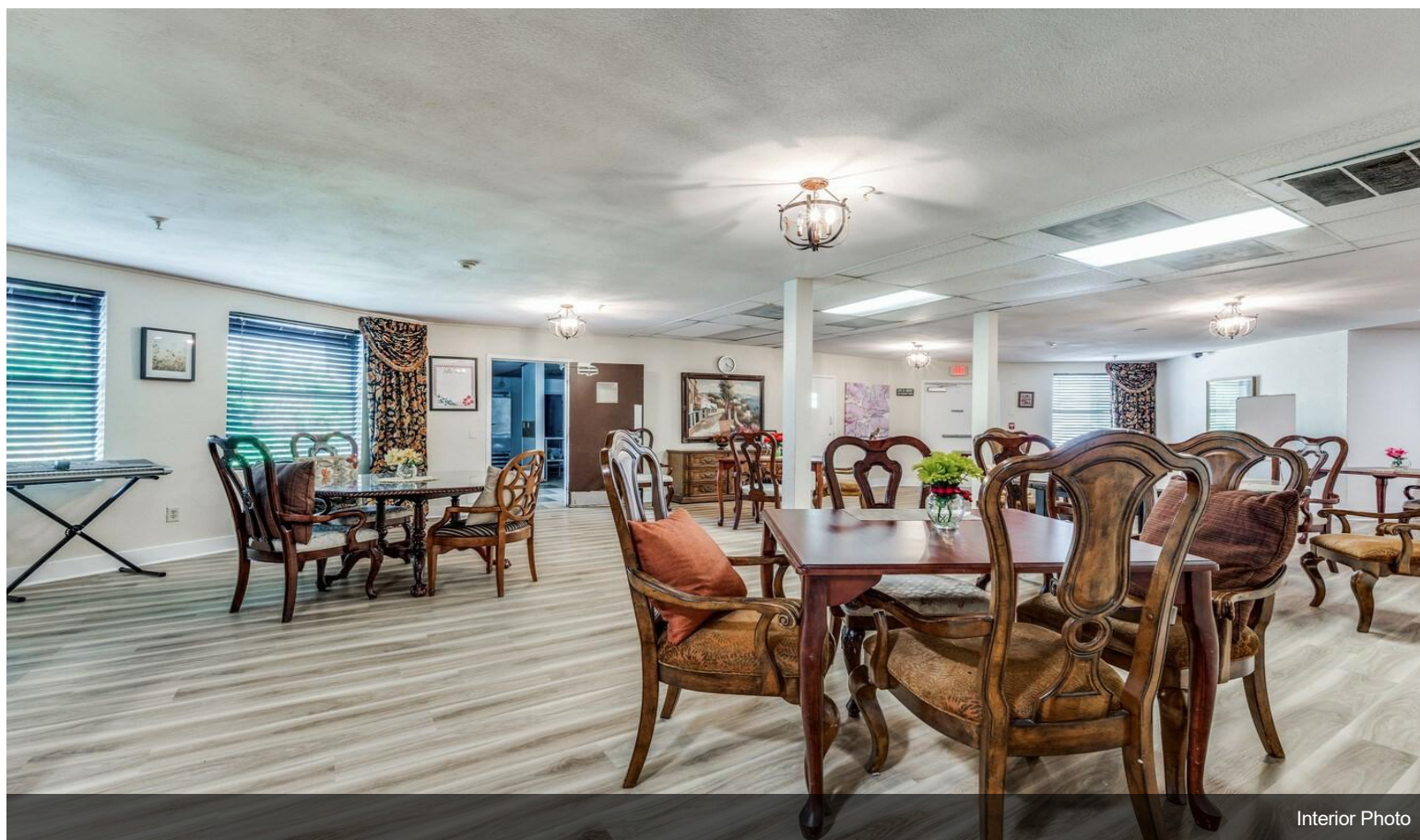


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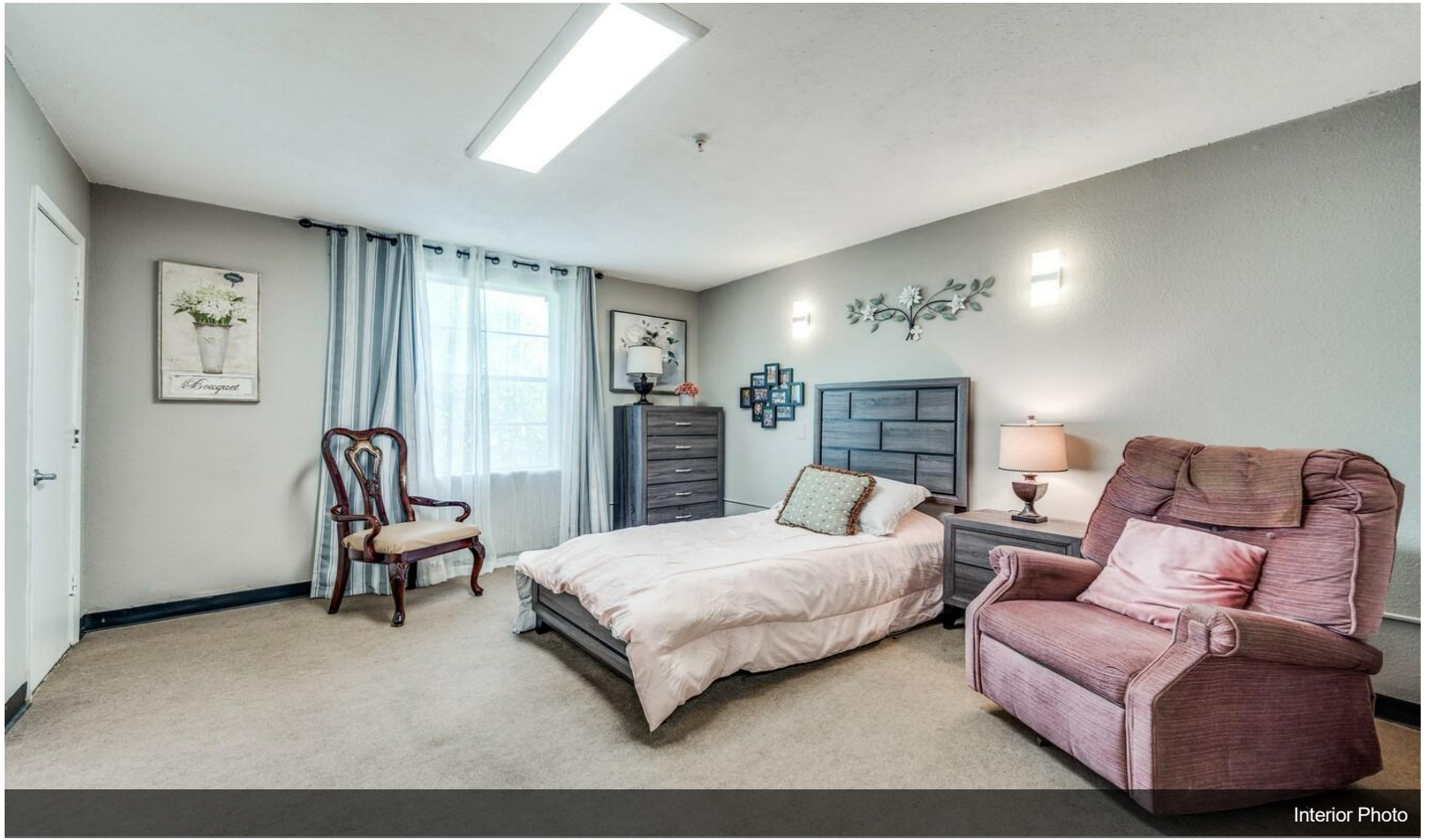


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Building Photo