

# FOR SALE - COUNTRY HOME ASSISTED LIVING

4187 SOLOMONS ISLAND ROAD



## PROPERTY OVERVIEW

- \* Real estate and business assets of Country Home Assisted Living, located in Harwood, MD.
- \* All private-pay
- \* Unique Turn Key Investment Opportunity in the Thriving Senior Care Industry
- \* Established in 1986 as the first assisted living facility in Anne Arundel County.
- \* Licensed to provide Level 3 High Level of Care – the highest level of care license available to assisted living facilities in Maryland.



## OFFERING SUMMARY

PRICE:	\$3,800,000
BUILDING SF:	10,430
PRICE / SF:	\$364.33
OCCUPANCY:	95%
NOI:	\$395,222
CAP RATE:	10.4%
LOT SIZE:	3.27 Acres
YEAR BUILT:	1976
RENOVATED:	2011-2023
PARKING:	Surface



## PROPERTY HIGHLIGHTS

- 15-bed assisted living facility
- Homelike country setting
- Resident rooms all on main floor
- Ample parking steps from front door
- Convenient to Annapolis and other Anne Arundel County locations
- Easy access from D.C., Howard County and Prince George's County
- Excellent reputation fills rooms
- Various opportunities to improve NOI
- Turnkey operation

**KELLER WILLIAMS SELECT REALTORS**  
1997 Annapolis Exchange, Suite 410  
Annapolis, MD 21401

**HEDY L. NELSON, ESQ.**  
O: (410) 972-4000  
C: (410) 292-0866  
hedy@kwcommercial.com  
Maryland License #17714