



EXCLUSIVE OFFERING

# WATERFRONT 6-BED ASSISTED LIVING HOME

3700 NW 27th Street, Lauderdale Lakes, FL 33311

ASKING PRICE

**\$695,000**

AHCA LICENSED BEDS

**6 BEDS**



**Jeremiah Adler**

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**NATIVE**  
REALTY®

ASKING PRICE

**\$695,000**

ADDRESS	<b>3700 NW 27th Street</b>
CITY / STATE	<b>Lauderdale Lakes, FL 33311</b>
PROPERTY TYPE	<b>Assisted Living Facility (ALF)</b>
AHCA LICENSED BEDS	<b>6</b>
BUILDING SF (ADJ.)	<b>1,942 SF</b>
BUILDING SF (UNDER AIR)	<b>1,839 SF</b>
LOT SIZE	<b>7,590 SF</b>

YEAR BUILT	<b>1966 (Eff. 1971)</b>
ZONING	<b>RS-3 – Single Family</b>
PROPERTY USE	<b>Group Home / ALF</b>
BEDROOMS / BATHROOMS	<b>4 BD / 3 BA</b>
ROOM CONFIGURATION	<b>2 Private + 2 Semi-Private</b>
CURRENT OCCUPANCY	<b>Vacant – Turnkey Ready</b>
PARCEL ID	<b>494230070210</b>

## PROPERTY DESCRIPTION

Rare opportunity to acquire a fully licensed, turnkey 6-bed Assisted Living Facility in Lauderdale Lakes, Broward County. This AHCA-licensed waterfront property has been freshly renovated and is ready for immediate operation. The facility features 4 bedrooms total and is currently set up as 2 private rooms and 2 semi-private rooms.

Set on a quiet residential street with serene lake views from the backyard, this property offers residents a peaceful, home-like environment. The facility is equipped with security cameras, a whole-house Generac generator, a commercial-grade Aromas Paradise scent system, ADA-compliant bathrooms with grab bars and walk-in showers, and a durable metal roof.

Interior finishes include crown molding, recessed lighting, granite countertops, stainless steel appliances, hardwood-style flooring throughout, and French doors opening to the covered patio and waterfront yard. All fire safety and exit signage is installed and compliant. The property is currently vacant – a clean slate for a new operator.

# INTERIOR HIGHLIGHTS



Kitchen — Granite Countertops & Stainless Steel Appliances



Living Room — Open Floor Plan



Dining Room Area

# INVESTMENT HIGHLIGHTS



Serene Waterfront Lake Views from the Backyard

## AHCA LICENSED — 6 BEDS

Turnkey operation ready for immediate use. Fully licensed by the Florida Agency for Health Care Administration (AHCA).

## FRESHLY RENOVATED

Move-in ready. Crown molding, recessed lighting, granite countertops, stainless steel appliances.

## COMPREHENSIVE SECURITY

Full security camera system. Exit signs and fire safety equipment installed and compliant.

## ADA-COMPLIANT

Walk-in showers with grab bars, hospital bed capability, and accessible bathroom fixtures.

## WATERFRONT PROPERTY

Serene lake views from the spacious backyard. A rare amenity for ALF facilities in Broward County.

## HURRICANE-READY WITH GENERATOR

Metal roof for hurricane protection. Whole-house Generac generator for uninterrupted power.

## FIRE SPRINKLERS

Equipped with fire sprinklers throughout.

## PREMIUM AMENITIES

Aromas Paradise scent system, French doors to covered patio, updated open-layout kitchen.

# BEDROOMS & BATHROOMS



Private Bedroom



Updated Bathroom — Walk-in Shower & Grab Bars



Semi-Private Room — Hospital Beds



Semi-Private Room — Double Occupancy

2 Private Rooms + 2 Semi-Private Rooms = 6 Licensed Beds | ADA-Compliant Throughout

# AMENITIES & GROUNDS



French Doors to Covered Patio



Waterfront Backyard with Lake Views



Private Bedroom — Four-Poster Bed



Aromas Paradise Commercial Scent System

**METAL ROOF | GENERAC GENERATOR | SECURITY CAMERAS | SCENT SYSTEM | ADA COMPLIANT**

# LOCATION OVERVIEW



3700 NW 27th Street, Lauderdale Lakes, FL 33311

## LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA

Lauderdale Lakes is a well-established residential community in central Broward County, offering convenient access to Fort Lauderdale, Sunrise, and Plantation. The city provides a quiet suburban setting while remaining minutes from major medical facilities, shopping centers, and transportation corridors.

### KEY PROXIMITIES

#### Major Roads

Florida's Turnpike, I-95, US-441,  
State Road 7, Oakland Park Blvd

#### Hospitals

Broward Health Medical Center,  
Northwest Medical Center,  
Florida Medical Center

#### Shopping

Lauderhill Mall, Inverrary Plaza,  
Shoppes at Oriole

#### Dining & Services

Restaurants and pharmacies along  
Commercial Blvd & Oakland Park Blvd

#### Parks & Recreation

Lauderdale Lakes parks and  
waterfront amenities

#### Airport

Fort Lauderdale-Hollywood Intl.  
Airport (FLL) — approx. 20 min



## CONFIDENTIALITY & DISCLAIMER

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EXCLUSIVE LISTING AGENT

**JEREMIAH ADLER**

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