



8736 E Joshua Tree Ln

8736 E Joshua Tree Ln, Scottsdale, AZ 85250



Adrian Regus

Prestige Realty

17505 N 79th Ave, Suite 311, Glendale, AZ 85308

adibestdeals@gmail.com

(623) 703-1113



8736 E Joshua Tree Ln

\$3,895,000

Exceptional Investment Opportunity: Assisted Home Care Business.

Discover a rare and lucrative opportunity to acquire a thriving assisted home care business with accommodations for up to 10 residents. Comparable businesses in the area typically achieve a CAP rate exceeding 10%. The sales price is notably below the property's appraised value, presenting a compelling investment opportunity.

Main Residence:

- Living Area: 7,038 sq. ft.
- Features: 12 bedrooms, office, gym, library, and 13 bathrooms

Guest House:

- Living Area: 2,625 sq. ft.
- Features: 5 bedrooms and 2.5 bathrooms

Designed to offer a comfortable, supportive, and dignified environment, the property is fully equipped and compliant with all regulatory standards. With its focus on fostering independence and enhancing the quality...

- Exceptional Investment Opportunity: Assisted Home Care Business



Price: \$3,895,000

Property Type: Health Care

Property Subtype: Assisted Living

Building Class: C

Sale Type: Investment

Lot Size: 0.84 AC

Gross Building Area: 9,663 SF

No. Rooms: 4

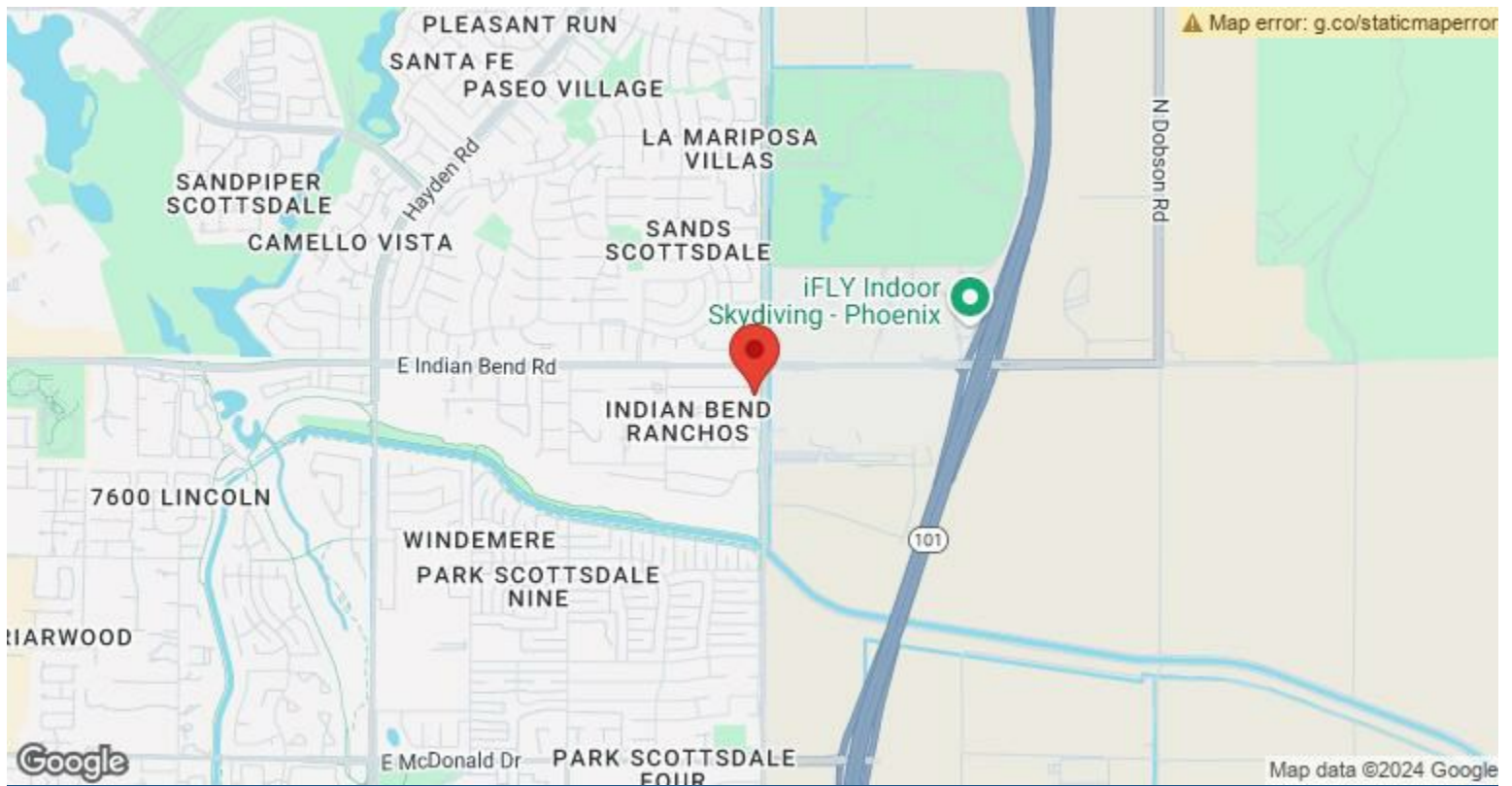
No. Stories: 1

Year Built: 2022

Parking Ratio: 0/1,000 SF

Zoning Description: R-43

APN / Parcel ID: 174-69-008A



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Property Photos



Library



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos

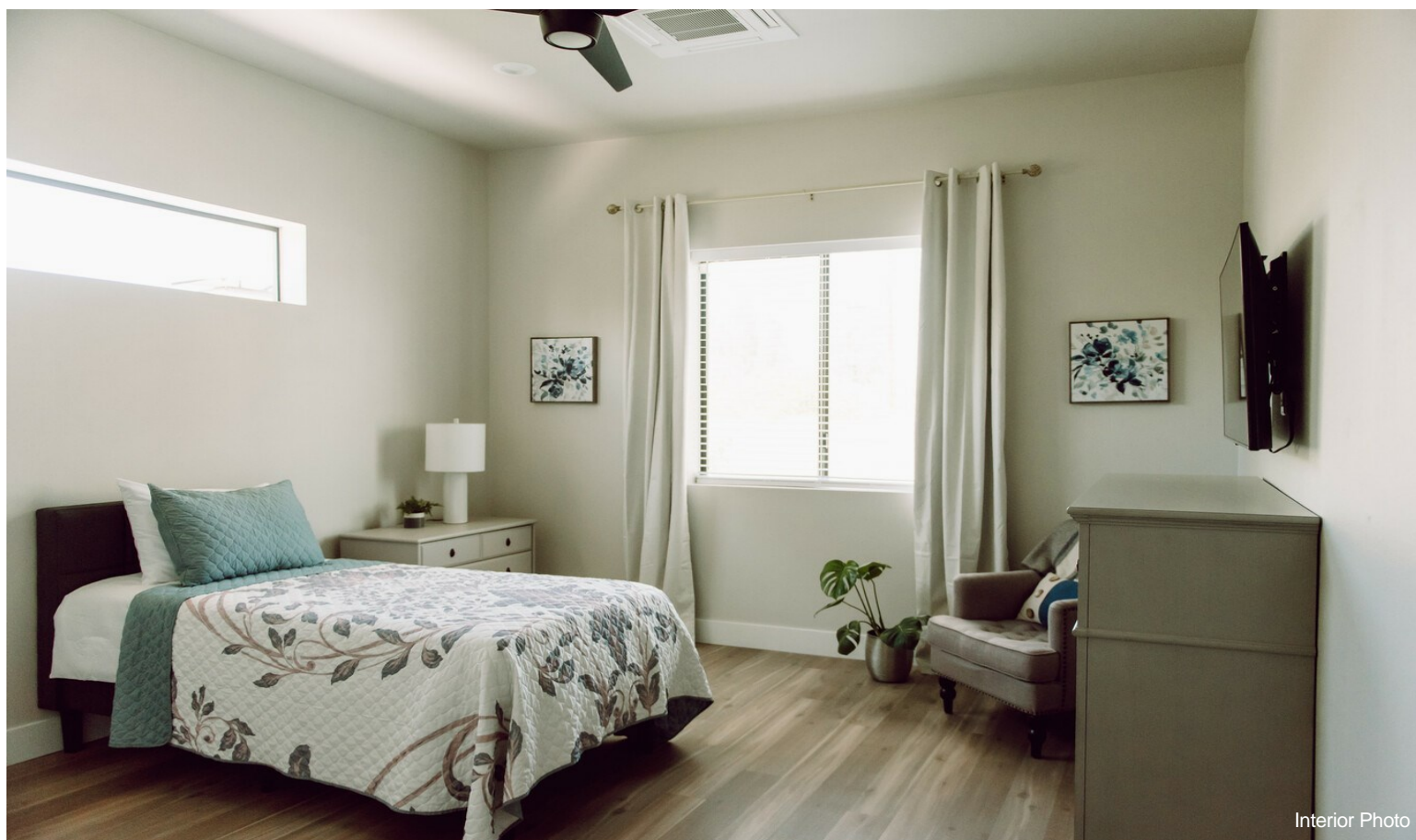


Interior Photo



Interior Photo

Property Photos



Interior Photo



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Interior Photo



Outdoor Area

Property Photos



Outdoor Area