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### Offering Summary

Sale Price:	\$1,500,000
Building Size:	30,404 SF
Lot Size:	5.11 Acres
Number of Buildings:	2
Price / SF:	\$49.34
Year Built:	1997
Zoning:	B-1

### Location Overview

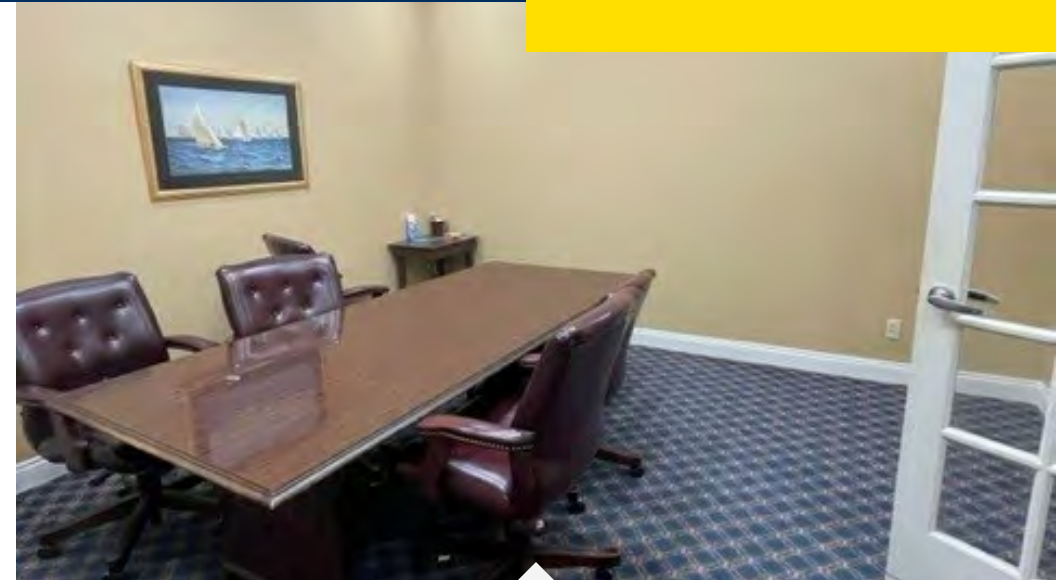
A former assisted living facility located in Natchitoches, LA, in NW Louisiana, the property contains two buildings—a 22,330+/-SF facility and an 8,074+/-SF facility—for a total of 30,404+/-square feet. An enclosed corridor connects the two buildings. The buildings are approximately 27 years old. The site contains 5+ acres.

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Building Name	Natchitoches Assisted Living
Property Type	Special Purpose
Property Subtype	Other
APN	8011016730B & 8011047450B
Building Size	30,404 SF
Lot Size	5.11 Acres
Number of Floors	1
Parking Spaces	42

- The front building, with 22,330+/-square feet, has 27 assisted living apartments (a mix of one- and two-room units), each with a private bathroom, kitchen, and its own HVAC units. Common areas include a kitchen, dining room, offices, day room, living room, hair salon, various storage, and common restrooms in addition to the restrooms in the apartments. The common areas have central air and heat, and the building is fully sprinklered.
- The rear building, with 8,074+/-square feet, has 8 resident rooms, each with a private restroom, a small kitchenette (for microwave and small refrigerator), and a large common area with common restrooms, a laundry room, and an office. Central air and heat.
- The finishes in both buildings are carpet and tile, walls are painted sheetrock, and ceilings are sheetrock with a blown acoustical finish.



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