



**FOR
SALE**

INVESTMENT OFFERING
±46,954 SF

GATEWAY GARDENS ASSISTED LIVING & MEMORY CARE

138 Gateway Ln // Bethlehem, GA 30620



404.252.1200 // www.skcr.com

900 Circle 75 Parkway #720, Atlanta, GA 30339

OVERVIEW:

GATEWAY GARDENS ASSISTED LIVING & MEMORY CARE

SQUARE FOOTAGE: ±46,954 SF
ACREAGE: 4.62 AC
YEAR BUILT: 2017

YEAR EXPANDED: 2021
OF UNITS: 55
OF BEDS: 64

HIGHLIGHTS:

- » Assisted living and memory care facility
- » Amenities include activity rooms, outdoor patios, fireside seating, social events, housekeeping, travel bus, wellness checks, and more
- » Abundance of nearby amenities, including Home Depot, Publix, TJ Maxx, Target, and several major healthcare providers
- » Located within rapidly growing area
- » Competitive rents and unit mix provides flexibility and options for prospective residents
- » New construction ensures minimal capital improvements required for foreseeable future
- » Aging demographic with strong financials in surrounding area

CONTACTS:

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