



CONFIDENTIAL LEASE OFFERING

Licensed Residential Community Care Facility

545 NE 23rd Street
Wilton Manors, Florida 33305

Executive Summary

A licensed Residential Community Care Facility located in the heart of Wilton Manors is available for master lease beginning March 1, 2026.

This 3,827 SF facility is zoned and approved for residential community care use facility and is ideally suited for:

- PHP Housing
- IOP Support Housing
- Residential Drug Treatment (No Detox)
- Behavioral Health Housing
- Assisted Living (Subject to Operator Licensing)

The property is positioned in a walkable, amenity-rich neighborhood just minutes from Wilton Drive and the Middle River.

This opportunity is intended for an established, licensed local operator seeking a turn-key residential facility for patients.



Property Overview

Address: 545 NE 23rd Street, Wilton
Manors, FL 33305

Building Size: 3,827 SF

Units: 8

Bathrooms: 4

Configuration: 2-3 beds per unit

Parking: 6 on-site spaces (additional
possible with configuration)

Roof: New (2024)

Fire System: Commercial compliant

Electrical & Plumbing: Updated

Available furnished or unfurnished.

Property Facts with details and amenities

Property Type	Health Care	Building Size	3,827 SF
Property Subtype	Rehabilitation Center	Year Built/Renovated	1948/1990
Building Class	C		

Property includes:

- Music area therapy & reflection seating
- Library and piano
- Massage space
- Living room and Gaming area
- Picnic and BBQ area
- Business office
- Kitchen; Bistro
- Interior laundry; Dry-storage
- Dining room
- 2 exterior sheds
- Pool
- Back patio w/ mature fruit trees; Front patio
- 2 zone AC
- Walking distance to Starbucks, Publix and Banking.

Zoning & Approval

Zoned and approved for Residential Community Care Facility use

No special exception required

No known violations or outstanding fines

Licensed use currently active (operator-specific licensing required for new tenant)

No detox permitted

Lease Structure (Triple Net)

- Base Rent per month (plus applicable sales tax)
- Additional Rent per month

Tenant responsible for:

- Property taxes
- Insurance
- Maintenance
- Minor / caused repairs, and replacements

Minimum Lease Term: 2–3 years

Security Deposit: First month rent of lease, last month rent of lease, and 1 month rent of security deposit.

Lease Commencement: March 1, 2026

Landlord covers:

- Pool maintenance
- Landscaping
- Major AC repairs

Ideal Operator Profile



Licensed Florida
behavioral health or
sober living provider



Established local
presence preferred



Strong history of
regulatory compliance



No detox operations
permitted

Location Highlights

0.8 miles to Wilton Drive entertainment district

0.4 miles to Colohatchee Park

0.7 miles to Hagen Park

Approximately 1 mile to Publix Super Market

Within a 1–2-mile radius of multiple Home Depot retail centers

Near Middle River (kayaking & paddleboarding access)

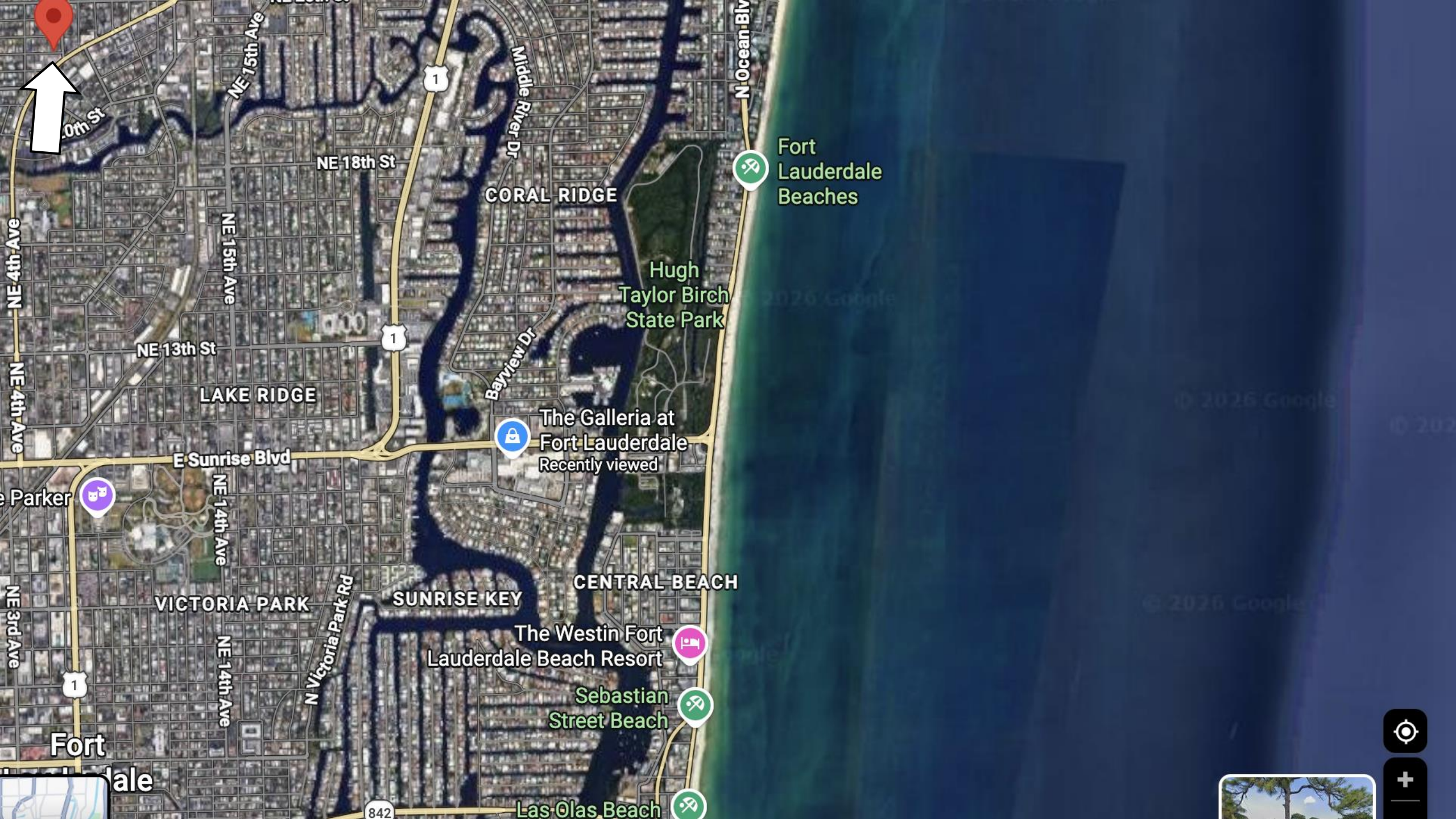
Walkable and bikeable residential neighborhood

Minutes to major retail, dining, and healthcare corridors

±10 minutes to Fort Lauderdale Beach

±12 minutes to Lauderdale-by-the-Sea Beach

±3.5 miles to The Galleria at Fort Lauderdale (regional shopping mall, dining & entertainment destination)



NE 18th St

CORAL RIDGE

Fort Lauderdale Beaches

Hugh Taylor Birch State Park

NE 13th St

LAKE RIDGE

The Galleria at Fort Lauderdale
Recently viewed

E Sunrise Blvd

NE 14th Ave

VICTORIA PARK

SUNRISE KEY

CENTRAL BEACH

The Westin Fort Lauderdale Beach Resort

Sebastian Street Beach

Fort Lauderdale

Las Olas Beach



Next Steps

This is a confidential lease opportunity. Further documentation and property tours will be made available to qualified operators upon request.

Please contact:

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