

FOR SALE

2908 INDIAN FARM LN NW, ALBUQUERQUE 87107

North Valley Assisted Living

REMODELED 8 BED FACILITY



SALE PRICE

- \$850,000
Includes Building , FFE, residents and existing Business Licensed for 8 Beds.

PROPERTY HIGHLIGHTS

- 8 Bedrooms, 3.5 Baths, 3,571 SF on .26 Acres
- Fire Suppressant system
- Remolded in late 2023, opened in Jan 2024.
- 2023 remodel included New roof, Flooring, fixtures, main Bath, plumbing, security cameras, appliances, Mini splits in each room & crushed asphalt drive
- Home is currently operating, operating LLC could convey.
- Alarm System and Video cameras installed.
- Current room rates \$4000 shared Room per bed, 1 @ \$4500, 3 @ \$5500, 2@ \$6000, 1 @ \$6500
- Upstairs Bedroom currently not being utilized and would be very private for a couple or single. Would need a stair chair or safety device to get up and down the stairs.

Do not disturb tenants or staff, showings set up with Broker only. Need an LOI to schedule a showing.



100 Sun Avenue #650 Albuquerque, NM 87109
505-238-6335

MORE INFORMATION:

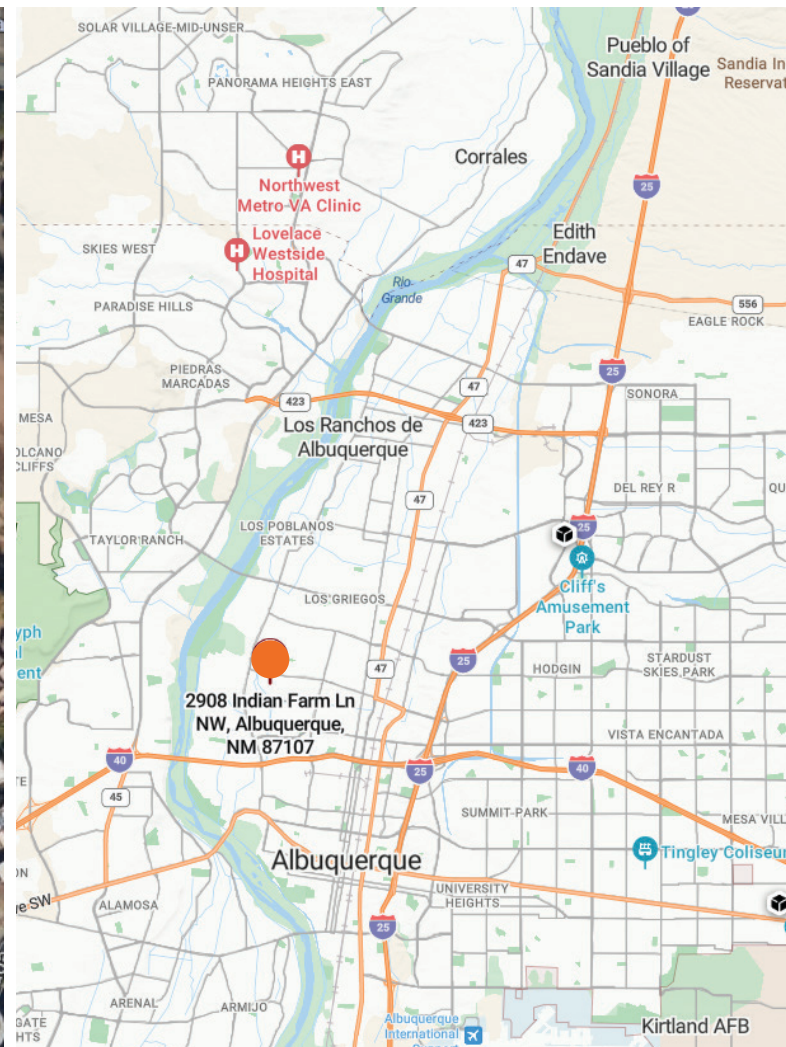
Ron Hensley
ASSOCIATE BROKER
505.238.6335

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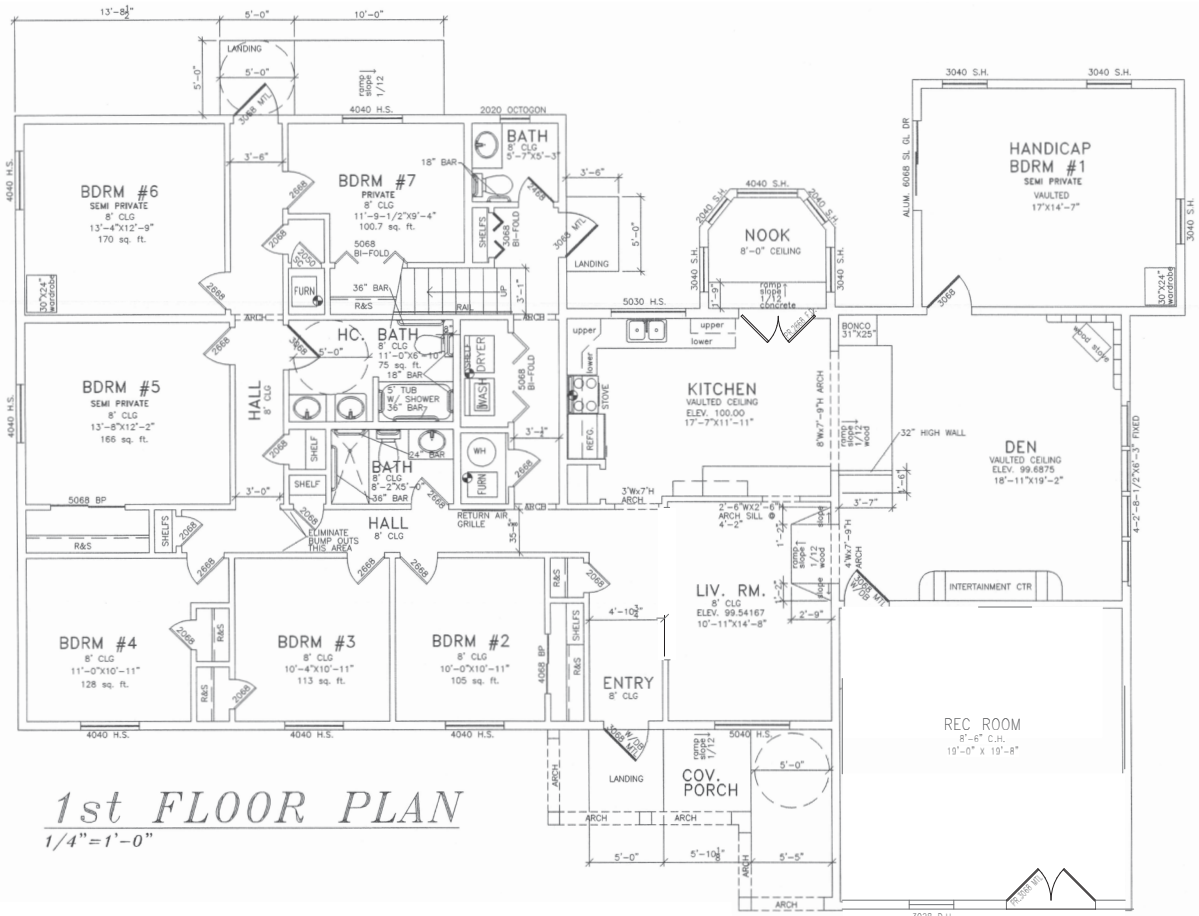
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REMODELED 8 BED FACILITY



2nd FLOOR PLAN
1/4" = 1'-0"

1st Floor: +/-3,085 SF
2nd Floor: +/-486 SF
Total: +/-3,571 SF



1st FLOOR PLAN
1/4" = 1'-0"



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