



Assisted Living For Sale

Property Name: Brownstown Forest View
Location: 19341 Allen Road
City, State: Brownstown Twp., MI
Cross Streets: Sibley Road
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 30,270	Total Available Sq. Ft.: 30,270	Class: B
Typical Floor Plate: 15,135	Min / Max Cont. Sq. Ft.: 30,270 / 30,270	No. of Floors: 2

PROPERTY INFORMATION

Zoning: B-2, Community Business	Parking: 52
Exterior Construction: Masonry	Power: Ample for building needs
Structural System: Steel Frame/Wood	Security Systems: Yes
Roof: Flat, membrane	Restrooms: Each unit + 4 common
Floors / Covering: Wood Laminate / 2	Sprinklers: Yes
Heating: PTAC/Boiler	Signage: Yes-Needs Update
Air-Conditioning: PTAC/Forced Air	Delivery Area: Yes
Ceiling Height: 9'	Date Available: Immediate
Year Built: 2002 (Retrofit: 2021)	Acreage: 1.96

Current Tenants:

PRICING INFORMATION

Lease Rate:	Rentable/Usable: N/A	Lease Term: Varies
Sale Price: \$4,250,000	Total Taxes: \$82,436.29 (2024)	Impr Allowance: N/A
Options: N/A	Parcel #: 70-035-99-0025-702	Deposit: N/A

Tenant Responsibility:

Comments: Brownstown Forest View Assisted Living, a 30,270 sq.ft. 57 unit assisted living facility in Brownstown Twp. 100% fee-simple interest including all assets. The property is licensed for as a home for the aged for 76 beds. Individual unit renovations are nearly complete. Improvements and renovations include flooring, lighting, paint, PTAC units, window treatments and bathroom updates. Each unit has its own bathroom with shower. 4-rooftop units and 2 boiler tanks were replaced in 2020. 3 sizes of studio units are available: Standard Studio: 212 sq.ft; Deluxe Studio: 303 sq.ft.and Premium: 350 sq.ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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