



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

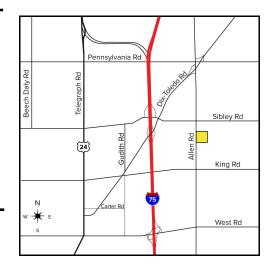
 Lease Rate:
 Rentable/Usable:
 N/A
 Lease Term:
 Varies

 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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