



Assisted Living For Sale

Property Name: The Roosevelt House
Location: 17935 Roosevelt Road
City, State: Hemlock, MI
Cross Streets: Silva Road
County: Saginaw

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 9,500	Total Available Sq. Ft.: 9,500	Class: A
Typical Floor Plate: 9,500	Min / Max Cont. Sq. Ft.: 9,500 / 9,500	No. of Floors: 1

PROPERTY INFORMATION

Zoning: Commercial-Improved	Parking: Ample
Exterior Construction: Siding	Power: N/A
Structural System: Wood Frame	Security Systems: Yes, Full Security & Fire Alarms
Roof: Asphalt Shingle	Restrooms: 22
Floors / Covering: Wood Laminate / N/A	Sprinklers: Yes
Heating: Forced Air	Signage: Yes
Air-Conditioning: Forced Air	Delivery Area: N/A
Ceiling Height: 9'	Date Available: Immediate
Year Built: 2019	Acreage: 2.015

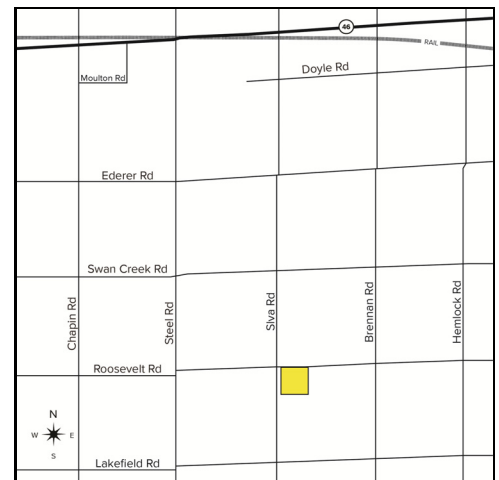
Current Tenants:

PRICING INFORMATION

Sale Price: \$1,500,000	Total Taxes: \$13,010.54 (2025)	Deposit: N/A
Options: N/A	Impr Allowance: N/A	
Parcel #: 15-11-2-17-2001-015		

Tenant Responsibility:

Comments: Attractive 20 unit assisted living home, built in 2019, licensed as a Adult Foster Care facility (AFC). 15 of the rooms have a bathroom with walk-in shower. 5 rooms include half bathroom, shared shower. The remaining rooms have a half bath. Beautiful common areas, with calming aquarium and bird sanctuary, creating relaxing living quarters. Located in a peaceful farming community in Hemlock, Michigan, serving seniors from Saginaw, Midland, and Gratiot Counties. Hemlock is home to Dow Corning Hemlock Semiconductor. Known as home with well-trained staff of professionals. Seller financing available. Sale Price: \$1,500,000/\$75,000 Per Unit.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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