

## FOR SALE

### PROPERTY DESCRIPTION

Bank-owned former nursing home for sale. Located in Algiers, this facility spans +/- 53,740 square feet and is situated on +/- 2.77 acres of land.

The facility is currently vacant and sold "As-Is Where-Is." The buyer is responsible for cleanup. Buyer must verify zoning regulations for buyer's intended use to buyer's satisfaction.

### SALE PRICE

- \$1,500,000

### SALE TERMS

- BANK OWNED! Sold "As-Is Where-Is"
- Buyer responsible for clean-up
- Buyer to verify all information to buyer's satisfaction

### TRAFFIC COUNT (ADT 2025)

- Tullis Drive, near Behrman Place: 3,886

### 2025 DEMOGRAPHICS

|                | 3 MILE   | 5 MILE   | 9 MILE   |
|----------------|----------|----------|----------|
| Population     | 80,127   | 184,280  | 505,765  |
| Avg. HH Income | \$86,532 | \$86,971 | \$91,439 |

### FACILITY DETAILS

- 186 Resident Rooms
- Nurses Stations
- Administrative Offices
- Commercial Kitchen
- Large dining room
- Activity Areas
- Flooring: tile and laminate
- HVAC: central AC and Heating
- Roof: pitched metal
- Paved Parking
- Zoning: S-RS
- Licenses are NOT INCLUDED



