



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

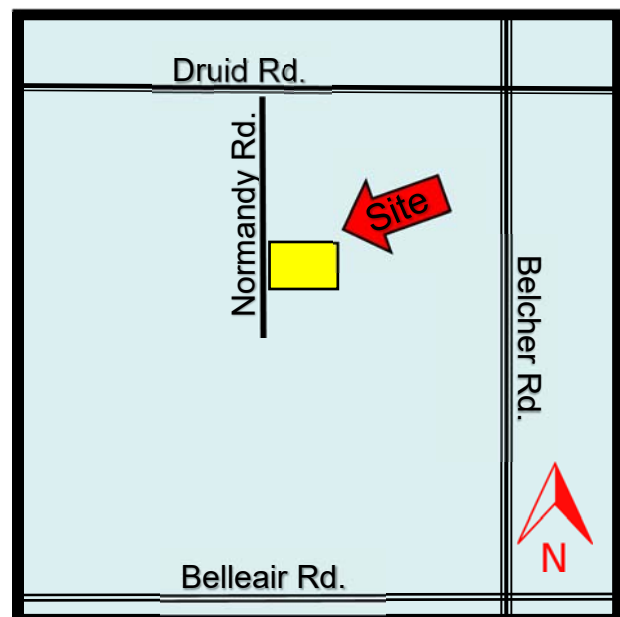
SI-1559

13-BED ASSISTED LIVING FACILITY FOR SALE



**1103 NORMANDY RD.
CLEARWATER, FL 33764**

- ESTABLISHED ALF
- COMPLETELY TURN-KEY
- 10-MINUTES FROM HOSPITAL
- CENTRALLY LOCATED IN PINELLAS
- CONSISTENT INCOME
- **PRICE \$950,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



REVISED: 7/12/21

PROPERTY OVERVIEW

SI-1559

ADDRESS: 1103 Normandy Rd.
Clearwater, FL 33764

LOCATION: West of S. Belcher Rd., and South of
Druid Rd., in the Druid Park Subdivision

LAND AREA: 8,159 SF
DIMENSIONS: 80' x 102'

ZONING: LMDR (Low Medium Density Residential) - City of CLW
LAND USE: RU- (Residential Urban) – City of Clearwater
FLOOD ZONE: (X) – No insurance required

IMPROVEMENTS: 3,024 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1978

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Clearwater

PARKING: 4 spaces

PRESENT USE: Assisted Living Facility

TAXES: \$5,415 (2020)

MORTGAGE HOLDER: N/A

PARCEL ID: 13-29-15-22824-005-0050

PRICE: \$950,000

TRAFFIC COUNT: 20,671 AADT, Belcher Road

TERMS: cash at closing

NOTES: This residential style assisted living facility sits on approximately 0.2-acre. The facility is licensed for 13-bed with the Agency for Health Care Administration, and has been in operation for over 30-years. Completely turn-key. All FF&E come with facility to operate business. ALF has active license and is in operation. Money maker with a lot of upside potential.

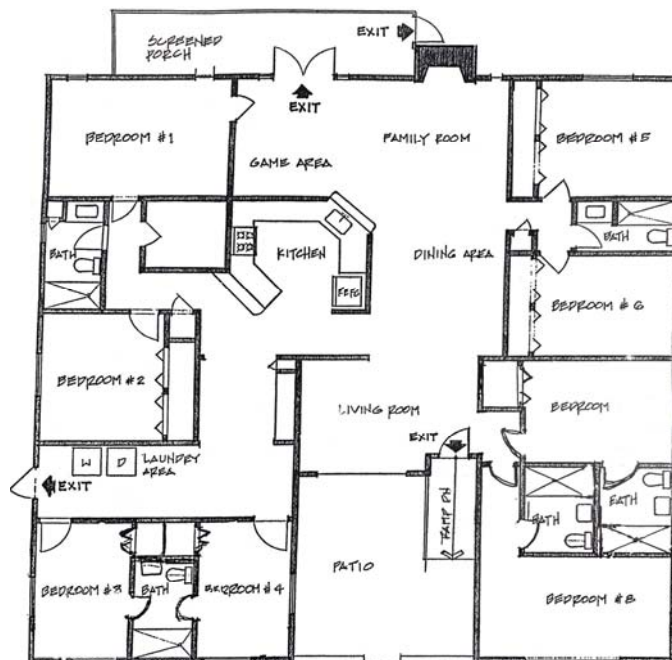
KEY HOOK #: N/A

ASSOCIATE: Michael Monteclaro (727) 491-5621

K&H SIGNAGE: N/A

LISTING CODE: SI-1559-3-02

SHOWING INFORMATION: **DO NOT GO TO THE FACILITY AND DISTURB OPERATORS OR RESIDENTS. MUST MAKE APPOINTMENT TO SEE! CALL LISTING ASSOCIATE (727) 491-5621**



LIVING AREA = 2,949 S.F.