



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1666

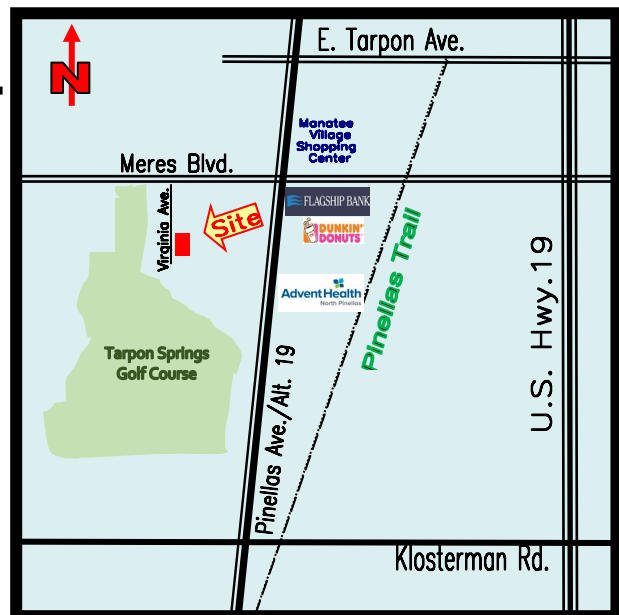
ASSISTED LIVING

FOR SALE



**905 VIRGINIA AVE.
TARPON SPRINGS, FL 34689**

- 14 - BEDS
- 5,342 SF
- CLOSE TO ADVENT HEALTH HOSPITAL
- NEAR SHOPPING CENTERS
- STABILIZED INCOME
- BEAUTIFUL LANDSCAPED GROUNDS
- MOTIVATED SELLER
- **SALE PRICE: \$1,700,000**



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



ADDRESS: 905 Virginia Ave.
Tarpon Springs, FL 34689

LOCATION: West at Alt. 19, south side of Meres Blvd., north end of Tarpon Springs Golf Course.

LAND AREA:12,916 SF – 0.29 Ac

ZONING: R-70- Residential District, City of Tarpon Springs

DIMENSIONS: 130' x 100'

LAND USE: ALF (10 or more units)

FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 5,342 SF

LEGAL DESCRIPTION: Lengthy – In Listing Folder

YEAR BUILT: 1976

UTILITIES: Electric – Duke Energy

PARKING: 5 spaces

Water, Sewer & Trash – City of Tarpon Springs

PRESENT USE: Assisted Living Facility

TAXES: \$7,926 (2024)

MORTGAGE HOLDER: Synovus Bank

PARCEL ID #: 13-27-15-64188-009-0040

BALANCE: \$450,000

TRAFFIC COUNT: 4,000 AADT (2023)

SALE PRICE: \$1,700,000

TERMS: Cash at closing

NOTES: This well-established 14-bed assisted living facility in Tarpon Springs, Florida, is a prime investment opportunity. Spanning 5,342 SF, the property is fully staffed and generates stable income. Located outside of flood zones and near a major hospital, it offers peace of mind and convenience for residents. Additionally, the facility is close to shopping centers, making it easily accessible for staff and visitors. Whether you're experienced or new to the industry, this turn-key facility offers an income stream in a highly desirable Florida location.

KEY HOOK #: None

ASSOCIATE: Michael Montecarlo

K&H SIGNAGE: None

LISTING CODE: SI-1666-02-02

SHOWING INFORMATION: By Appointment only!! Must call Listing Agent.

