



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1695

ASSISTED LIVING FACILITY

FOR SALE IN EAST LAKE



722 EAST LAKE RD. SOUTH
TARPON SPRINGS, FL 34688

- STABILIZED ALF OPPORTUNITY IN NORTH PINELLAS
- GREAT EAST LAKE NORTH PINELLAS AREA
- SOLID INCOME PERFORMANCE WITH UPSIDE POTENTIAL
- EFFICIENT 10,615 SF BUILDING
- STRONG SURROUNDING DEMOGRAPHICS AND HEALTH CARE ACCESS
- LAND SIZE OF 4.40 ACRES
- **PRICE: \$3,600,000**



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

www.kleinandheuchan.com



REVISED: 12/2/25

PROPERTY OVERVIEW

SI-1695

ADDRESS: 722 East Lake Rd. S
Tarpon Springs, FL 34688

LOCATION: East Lake Road S., South of Wentworth Golf Club, South of Forelock Rd., North of East Lake High School

LAND AREA: Parcel #1: 2.17 acres
Parcel #2: 2.23 acres } **TOTAL OF 4.40 ACRES**
DIMENSIONS: Irregular

ZONING: LI – Limited Institutional (Pinellas County)

LAND USE: ALF (10 or more units)

FLOOD ZONE: "X" (no flood insurance required)

YEAR BUILT: 1999 / 2006

LEGAL DESCRIPTION: Lengthy (in listing folder)

UTILITIES: Electric – Duke Energy

Water, Sewer & Trash – City of Tarpon Springs

PARKING: 20 spaces

PRESENT USE: Assisted Living Facility

TAXES: Parcel #1: \$19,542.38 / Parcel #2: \$2,863.30 (2025)

MORTGAGE HOLDER: N/A

PARCEL ID's: Parcel #1: 15/27/16/00000/320/0200

Parcel #2: 15/27/16/00000/320/0210

TERMS: Cash at Closing

PRICE: \$3,600,000

TRAFFIC COUNT: 61,500 AADT (East Lake Rd. South)

NOTES: East Lake Manor is a licensed, for-profit 30-bed assisted living facility located at 722 East Lake Road S in Tarpon Springs, Florida. Positioned on 2.17 acres and comprising 10,615 SF across two buildings constructed in 1999 and 2006, the property operates under AHCA License #9773 and has maintained stable ownership since 2003. The facility offers exclusively private accommodations and delivers a comprehensive suite of assistive care services, therapeutic programs, and structured social activities, supported by full emergency-power compliance. Financially, East Lake Manor demonstrates a resilient operating profile, with an average monthly per-resident rate of \$3,152 and a balanced private-pay/Medicaid-LTC payer mix, resulting in an estimated monthly revenue capacity of approximately \$94,560 under a conservative 70% operating expense framework. Adjacent to the primary facility, a 2.23-acre parcel held under the same ownership which provides a significant opportunity for future expansion or redevelopment, enhancing the long-term strategic potential of this stabilized senior-care asset.

KEY HOOK #: N/A

ASSOCIATES: Michael Monteclaro (727) 491-5621
and Philippe Beau (727) 409-3465

K&H SIGNAGE: N/A

LISTING CODE: SI-1695-3-02/18

SHOWING INFORMATION: By appointment only. Minimum 48 hours in advance.

