



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

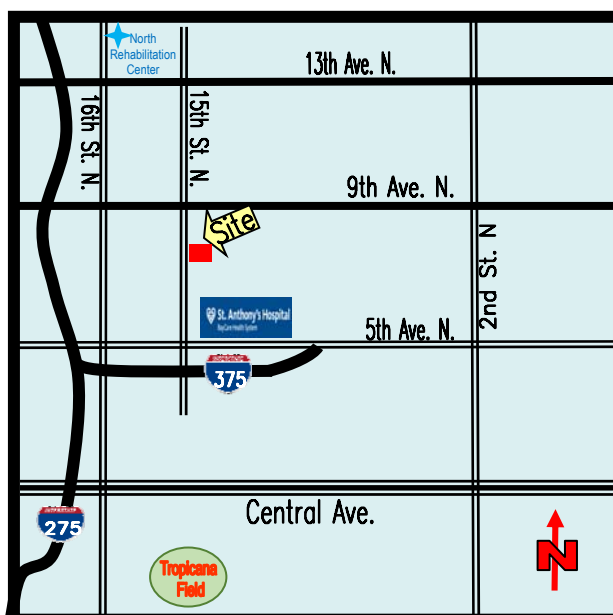
SI-1525

TWENTY-TWO BED ASSISTED LIVING FACILITY FOR SALE



820 15TH ST. N.
ST. PETERSBURG, FL 33705

- ESTABLISHED ALF
- CONSISTENT STABLE INCOME
- 5 MINUTES FROM DOWNTOWN ST. PETE
- LOCATED A FEW BLOCKS FROM SAINT ANTHONYS HOSPITAL
- PRICE: \$ 1,600,000



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



ADDRESS: 820 15TH ST. N.
St. Petersburg, FL 33705

LOCATION: Located east of I-275 South one block south of 9th Ave., on 15th S. N.

LAND AREA: 15,311 SF ±

ZONING: NT-2, Neighborhood Traditional Single-Family (Special Purpose; Convalescent Home)

DIMENSIONS: 96' Frontage

LAND USE: Residential Very High

IMPROVEMENTS: 4,396 SF

FLOOD ZONE: X – No Insurance Required

YEAR BUILT: 2000

LEGAL DESCRIPTION: Lengthy, in listing file.

PARKING: 4 spaces

UTILITIES: Electric - Duke Energy /Water, Sewer & Trash – City of St. Petersburg

PRESENT USE: Assisted Living Facility

TAXES: \$10,649 (2019)

PARCEL ID #: 13-31-16-10062-000-1550

MORTGAGE HOLDER: None

TRAFFIC COUNT: 10,671 AADT - 16th St N & 10th Ave N
11,233 AADT - 9th Ave N & 13th St N

PRICE: \$1,600,000

TERMS: Cash at Closing

NOTES: Built in 2000, this 22-bed assisted living facility is located minutes away from beautiful downtown St. Petersburg, St. Anthony's Hospital, as well as, North Rehabilitation Center and Bayside Care Center. Licensed and in operation, the facility has solar panels that reduce energy costs by 70% and has an 11kW generator onsite. There are 6 private rooms and 8 semi-private rooms, all with their own ADA compliant bathroom. This facility is a turn-key high income generator!

KEY HOOK#: None

ASSOCIATE: Michael Monteclaro & Philippe Beau

SIGNAGE: None

LISTING CODE: SI-1525-3.5-02/18

SHOWING INFORMATION: Call listing Associate to set appointment

