



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1551

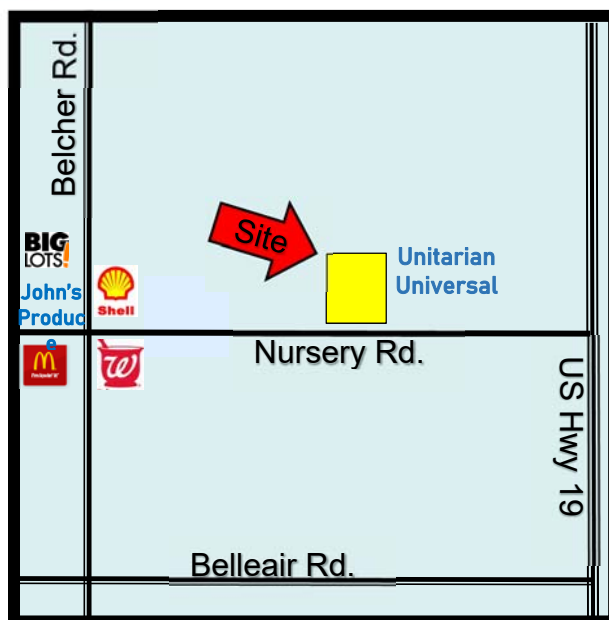
12-BED ASSISTED LIVING FACILITY WITH SINGLE FAMILY RESIDENCE

FOR SALE



**2446/2448 NURSERY RD.
CLEARWATER, FL 33764**

- ESTABLISHED ALF
- COMPLETELY TURN-KEY
- 10-MINUTES FROM HOSPITAL
- CENTRALLY LOCATED IN PINELLAS
- POSSIBLE EXPANSION TO 21-BEDS
- PRICE: \$1,200,000



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

www.kleinandheuchan.com



REVISED: 8/25/20

PROPERTY OVERVIEW

SI-1551

ADDRESS: 2446/2448 Nursery Rd.
Clearwater, FL 33764

LOCATION: Located west of US Hwy 19 N on the north side of Nursery Rd. adjacent to the Unitarian Universalists Church.

LAND AREA: ALF Lot (17,290 SF)
Single Family Residence (27,610 SF)

ZONING: ALF – MDR, Medium Density Residential (City of Clearwater)
Residence – R-3, Single Family Residential District (Pinellas County Unincorporated)

DIMENSIONS: ALF (133' x 130') Residence (190' x 103')

LAND USE: ALF & Residence – RU, Rural Urban

IMPROVEMENTS: ALF (4,143 SF) / Residence (1,854 SF)

FLOOD ZONE: ALF and Residence (X)- No Flood Insurance Required

YEAR BUILT: ALF (1956) / Residence (1953)

LEGAL DESCRIPTION: Lengthy (in listing file)

PARKING: ALF (4 spaces) / Residence (4 spaces)

UTILITIES: Electric (Duke Energy)
Water & Sewer (City of Clearwater)

PRESENT USE: 2446 Nursery Rd. (ALF)
2448 Nursery Rd. (Single Family Home)

PRICE: \$1,200,000

TAXES: ALF - \$5,677.05 / Residence - \$2,077.40

TERMS: cash at closing

PARCEL ID: ALF (19-29-16-70272-400-1002) and
Residence (19-29-16-70272-400-1000)

TRAFFIC COUNT: 8,762 AADT (Nursery Road)

NOTES: Site is approximately 1-acre combined Special Use with Single Family; two separate parcels. One 12-bed assisted living facility that has been in operation since 1999 and is turn-key. One single family home next to facility that is move-in ready and comes fully furnished. Expansion potential to 21-beds if house is converted. ALF has active license and is in operation. This location is centrally located and minutes away from the local grocery store, supply store, rehab centers, and the hospital. 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-1551-3-02

SHOWING INFORMATION: **DO NOT GO TO FACILITY AND DISTURB OPERATORS OR RESIDENTS.**
MUST MAKE AN APPOINTMENT. Call listing Associate. Michael Monteclaro (727) 491-5621



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