

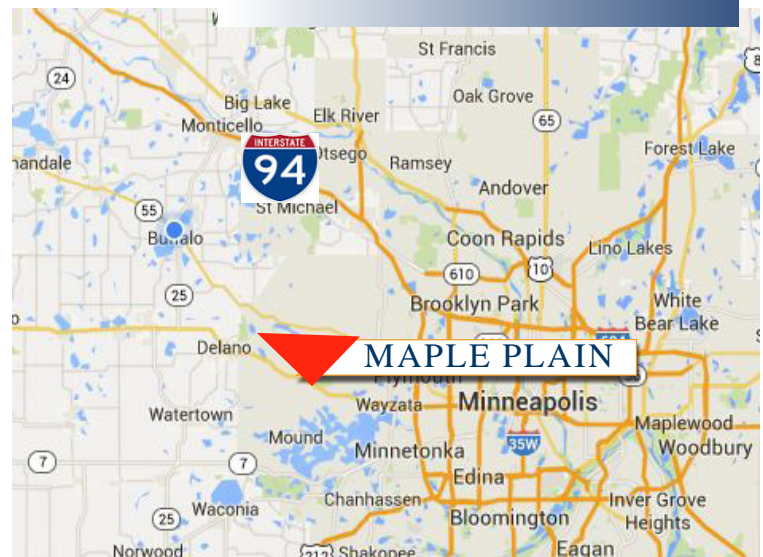
For Sale Senior Living Facility 1520 Wyman Ave., Maple Plain 55359



**Non Operating
Facility**

PROPERTY INFORMATION

- * Sales Price **\$2,500,000.00**
- * 39,472 Senior Care Facility
 - Nursing Care: 24,140/sf (37 Rooms)
 - Assisted Living: 15,322/sf (21 Rooms)
- * A total of 58 Rooms
- * Corner Lot is 3.52 Acres
- * Hennepin County PID's:
 - 25.118.242.20027 - 2025 Taxes \$55,535.82
 - 25.118.242.20114 - 2025 Taxes \$3,300.00
- * Zoned R1
- * Original Building was opened in 1967 with renovations in 1990, 1998 and 2015
- * Businesses in the Area Include:
 - Ace Hardware, USPS, McGarry's Restaurant & Bar, Blackwater Coffee & Cafe, and more . . .



Contact:

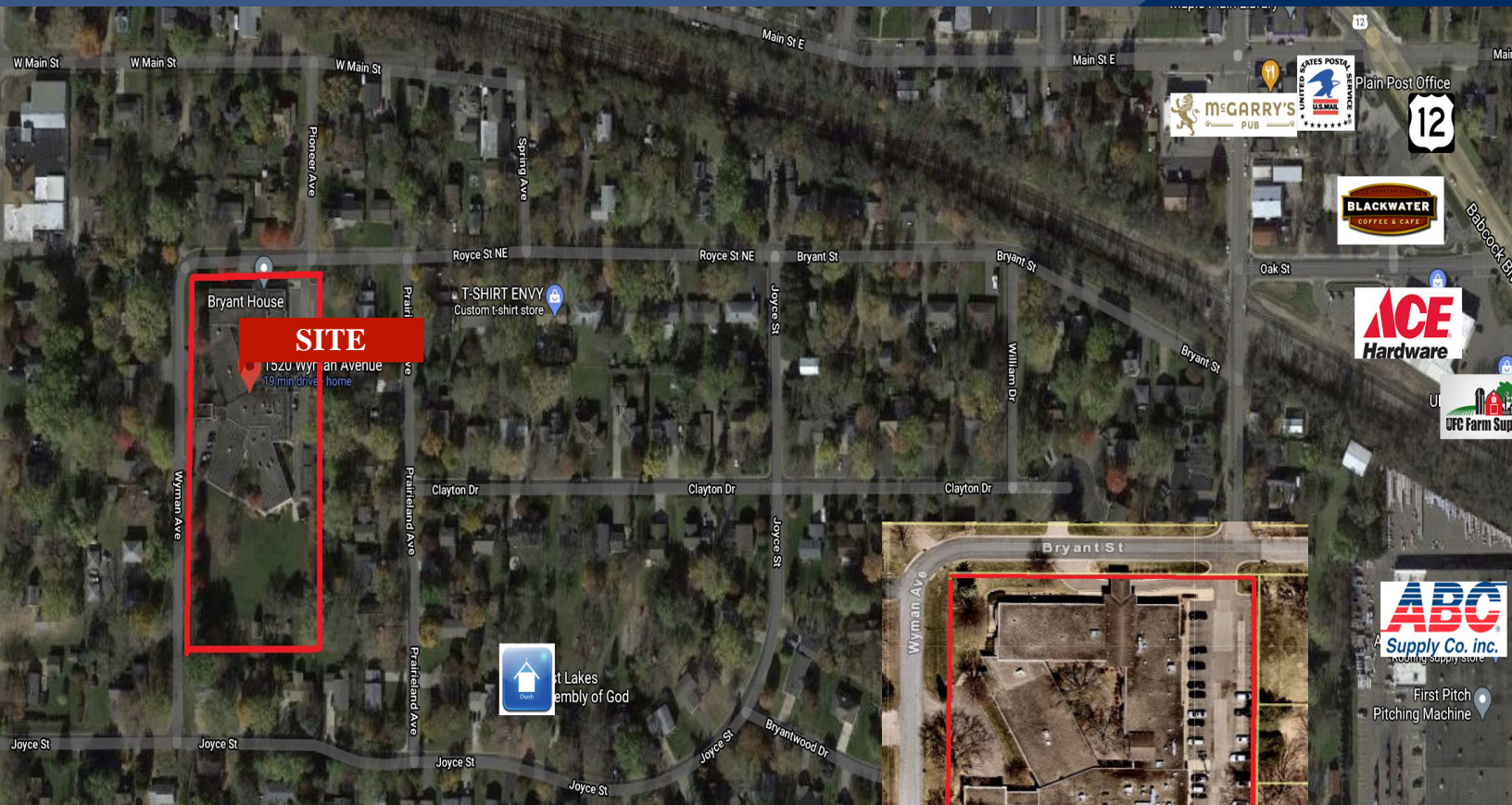
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3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

For Sale

Senior Living Facility

1520 Wyman Ave., Maple Plain 55359



LOCATION INFORMATION

- * Easy Access to Highway 12/394
- * 10 Miles West of I-494
- * Corner Lot

TRAFFIC COUNTS - 2024

- * Highway 12 - 18,200 VPD
- * County Road 83 - 2,350 VPD

SITE

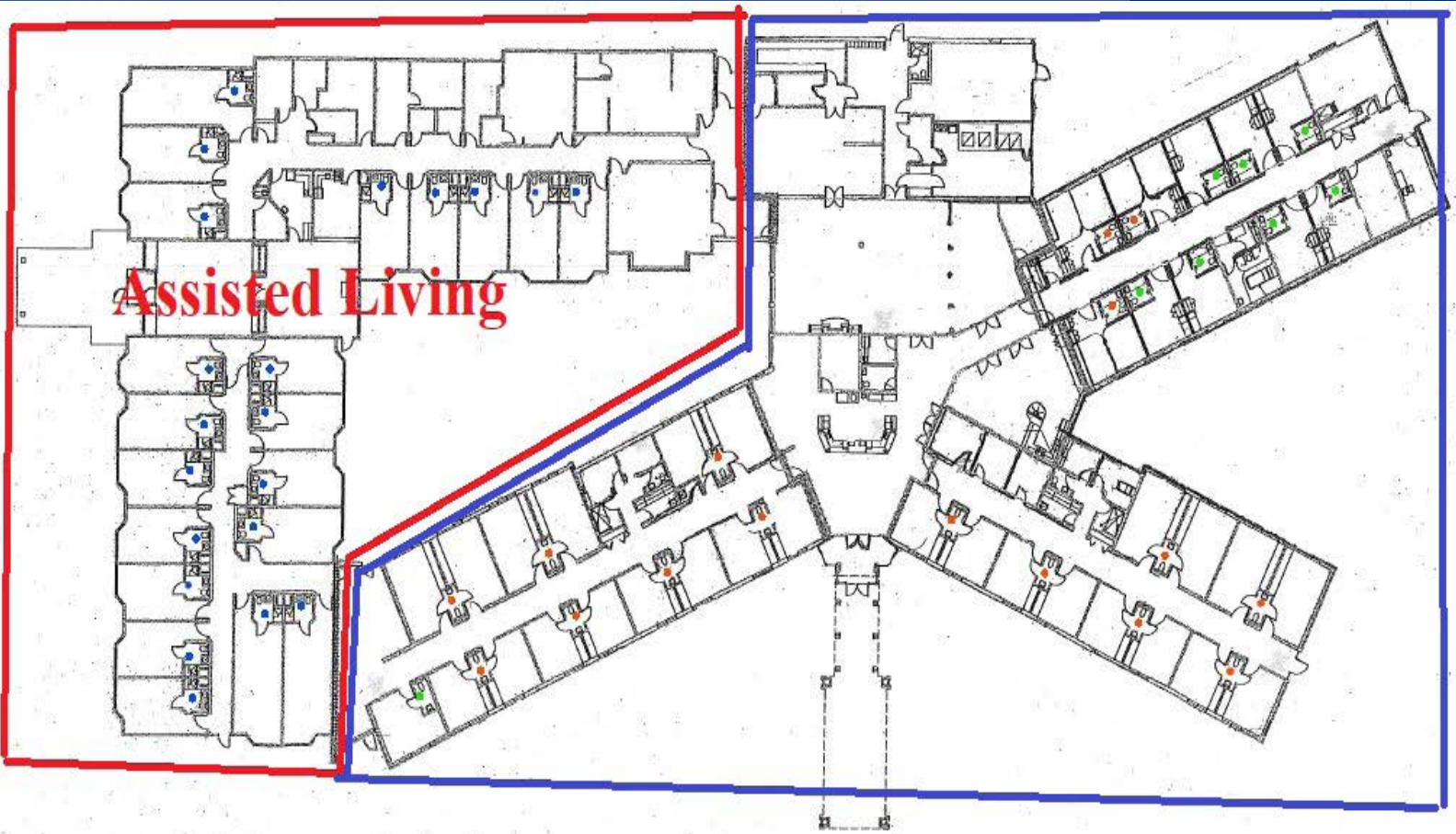


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For Sale Senior Living Facility 1520 Wyman Ave., Maple Plain 55359



Nursing Care (Outlined in blue)

PROPERTY INFORMATION

* Blue Outlined:

- 27 Rooms (one has a private bath - toilet only)
- 26 Adjoining Rooms share a bathroom (toilet only)
- East Wing has 10 rooms (3 are larger 2 bedrooms that share a bathroom (toilet only))
- Remaining 7 rooms have private bathrooms (toilet only)

* Red Outlined - Assisted Living (21 Rooms) - see page 4

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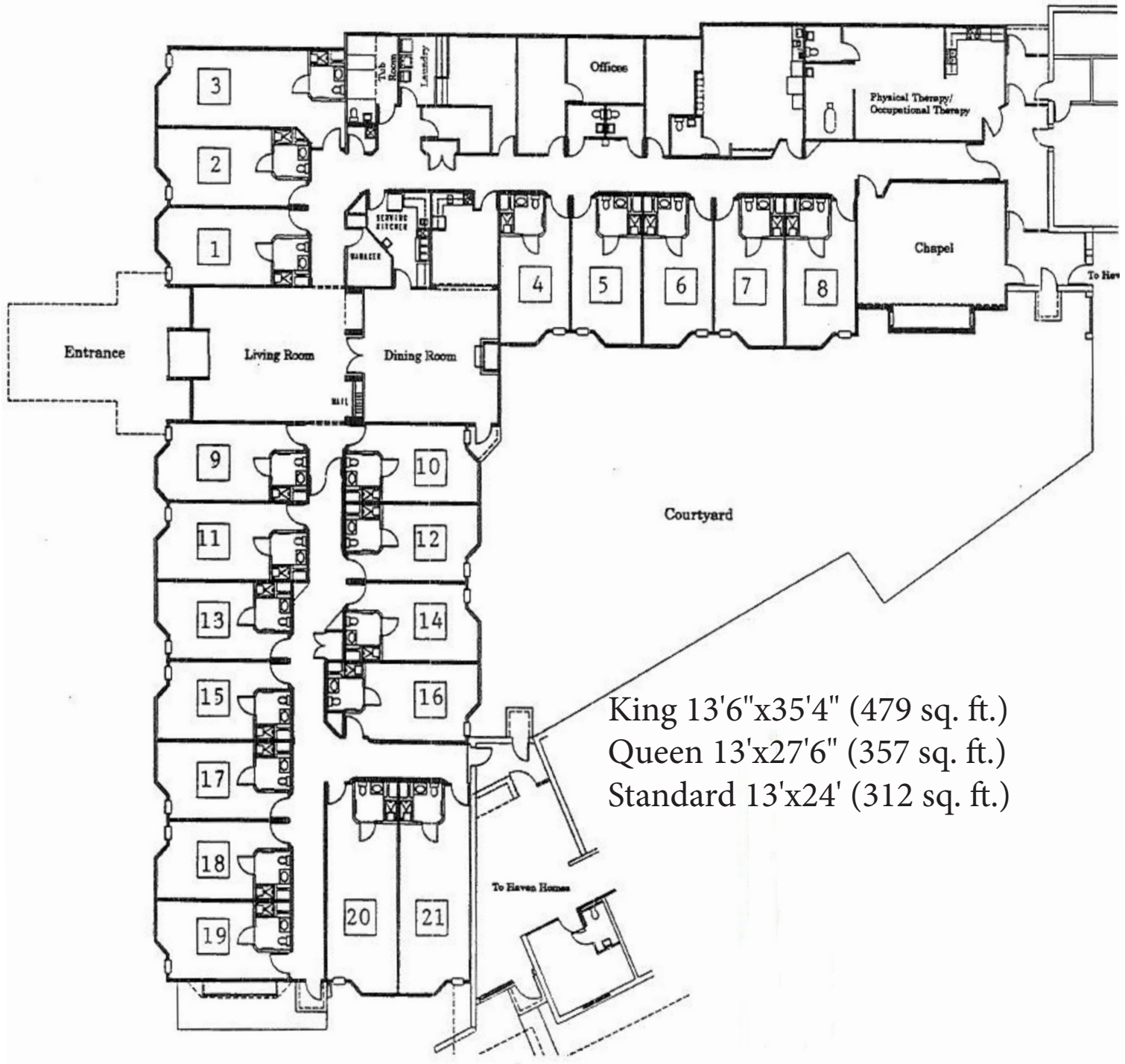
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**Assisted Living
Floorplan**

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Example of Room



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Nurse Station, Chapel, Reception Area

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For Sale

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Various Halls

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Kitchen

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Bathing, Physical Therapy & Laundry

PROPERTY INFORMATION

- * 1990 Addition of Assisted Living Building
- * Hydronic Heating System (Boilers)
- * Ballasted Rubber over Entire Campus
- * (5) HVAC Units on Roof
- * Each Room has a Through the Wall A/C Unit
- * Fully Sprinkled in 1990
- * Kitchen Renovated in 1990 and 2015
- * 2015 Hood and Fire Suppression System, fryer, Double Oven and Steamer replaced in Kitchen
- * 1998 3rd Addition included addition of East Wing, Lobby and Dining Remodel and the Expansion of Dining and Activities Area
- * Standby Generator is a 125Kwh 8.1 Liter Turbo Charged GM Motor Installed in 2006

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PROPERTY INFORMATION

- * (3) Garages:
 - 24'x24' Insulated, Heated, A/C Maintenance Shop
 - 24'x36' Cold Storage Garage
 - 12'x20' Barn Shed

Exterior

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