

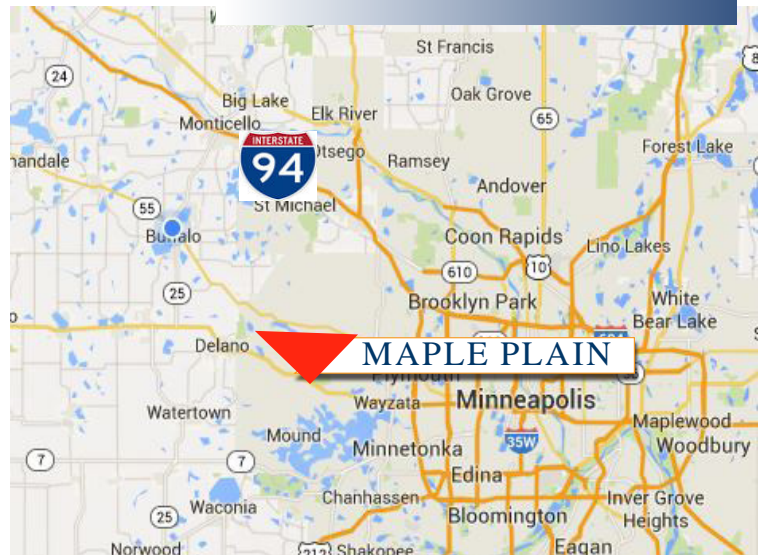
For Sale Senior Living Facility 1520 Wyman Ave., Maple Plain 55359



**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 - 2024 Taxes \$30,982.76
 - 25.118.242.20114 - 2024 Taxes \$1,939.18
- * 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:

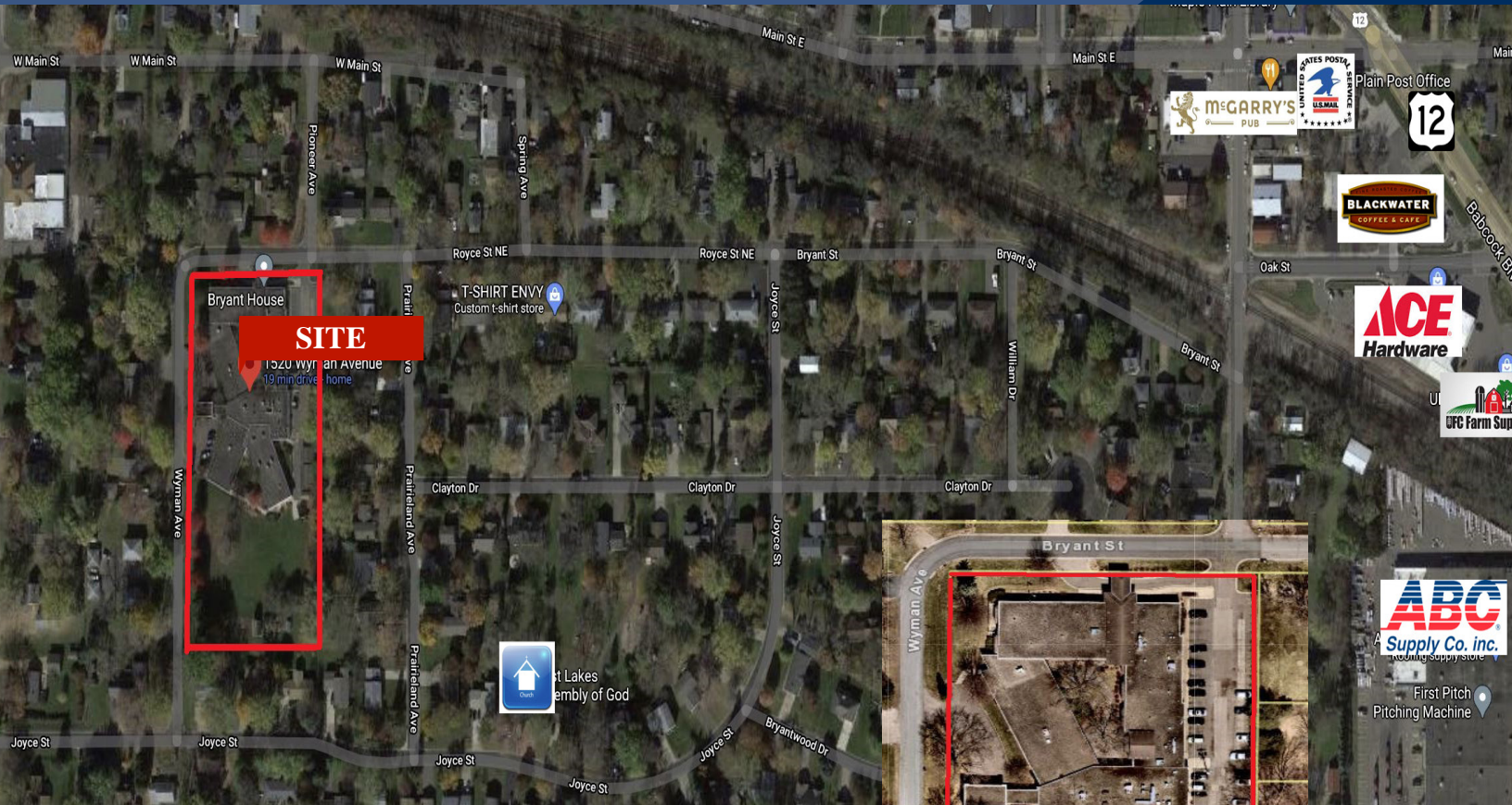
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LOCATION INFORMATION

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

TRAFFIC COUNTS - 2023

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



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**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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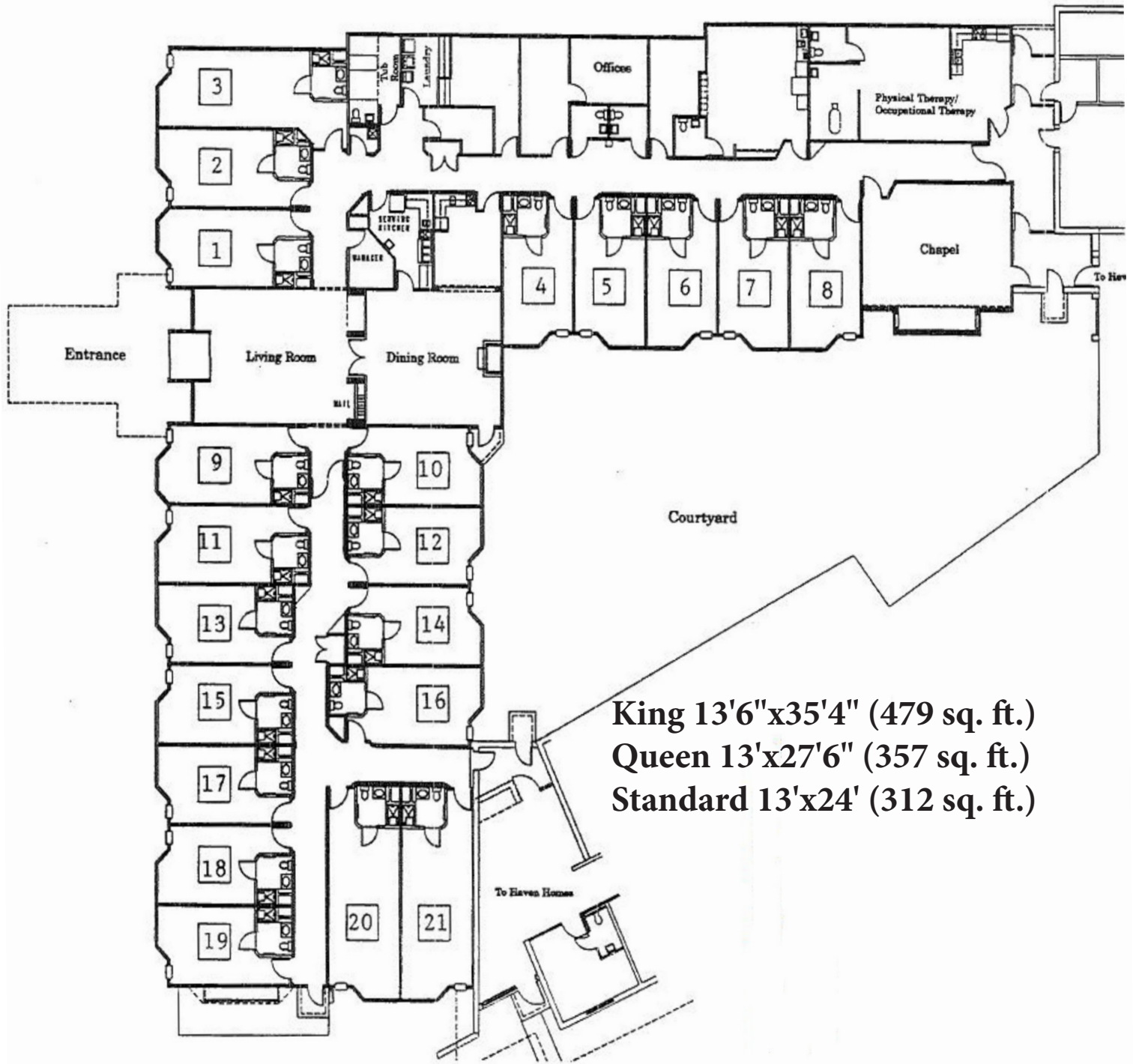
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King 13'6"x35'4" (479 sq. ft.)
Queen 13'x27'6" (357 sq. ft.)
Standard 13'x24' (312 sq. ft.)

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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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Various Halls

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Kitchen

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For Sale

Senior Living Facility

1520 Wyman Ave., Maple Plain 55359



**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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