

22,664 SF, 36 Bed, Skilled Nursing and Rehabilitation Center For Sale

Confidential listing, please do not disturb tenants



1119 E Rancho Vistoso Blvd

\$3,966,200 | Offering Memorandum

Oro Valley, Arizona 85737

NAL Horizon

Property Description

Property Name	1119 East Rancho Vistoso Blvd
Address	1119 East Rancho Vistoso Boulevard Oro Valley, North Tucson Suburb Pima County, AZ 85755
APN	223-03-352A
Property Rights:	Fee Simple
Zoning	PAD #5, Rancho Visto, Oro Valley
Site Size	1.70 acres (74,166 square feet) Existing Improvements
Property Type	Health Care – Skilled Nursing & Rehabilitation Center
Gross Building Area	22,664 SF with 36 beds
Year Built	2008
Highest & Best Use	Independent/Assisted Living, substance and psychological long-term treatment
Operators	The owners of the facility are also the operators

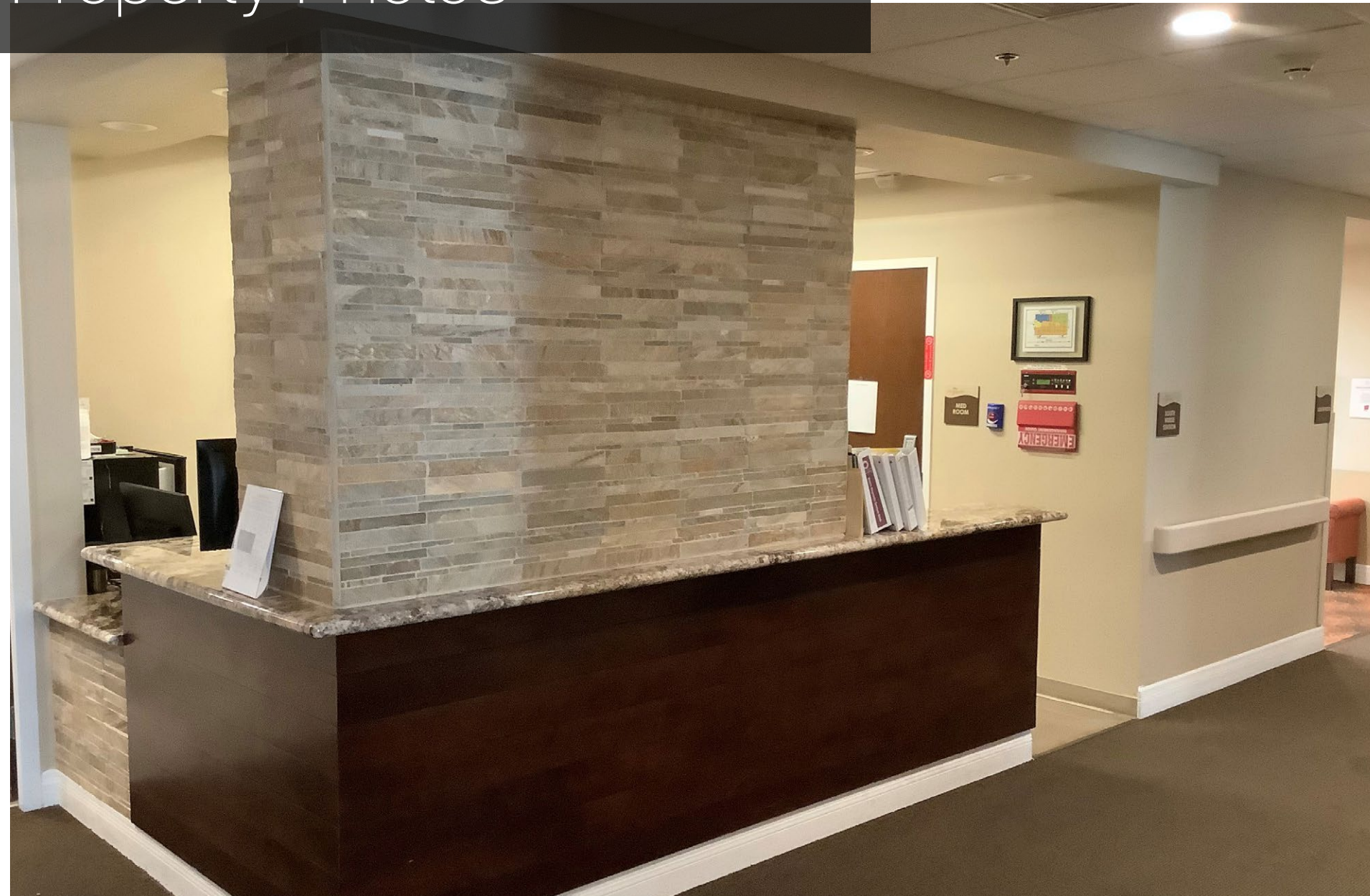


Very motivated
sellers, please
bring all offers.

- Currently operating as a skilled nursing and short term medical care facility.
- All tours must be scheduled and accompanied by Broker, no unannounced visits please.
- Asking price is \$175 per square foot or best offer.
- Zoning C-1 uses.



Property Photos



Property Photos



Property Photos





Sale Represented by:

Michael Gaida

First Vice President

michael.gaida@naihorizon.com

Direct +1 602 393 6611

Cell +1 602 920 8940

NAI Horizon
2944 N 44th St., Suite 200
Phoenix, AZ 85018
naihorizon.com

NAI Horizon

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22-04-000