



Assisted Living Center

204 W Dallas St, Conroe, TX 77301



Michael Chang

Conveyance Real Estate LLC
4900 Fournace Pl, Suite 500, Bellaire, TX 77401
mchang@conveyanceRE.com
(281) 823-7723



Assisted Living Center

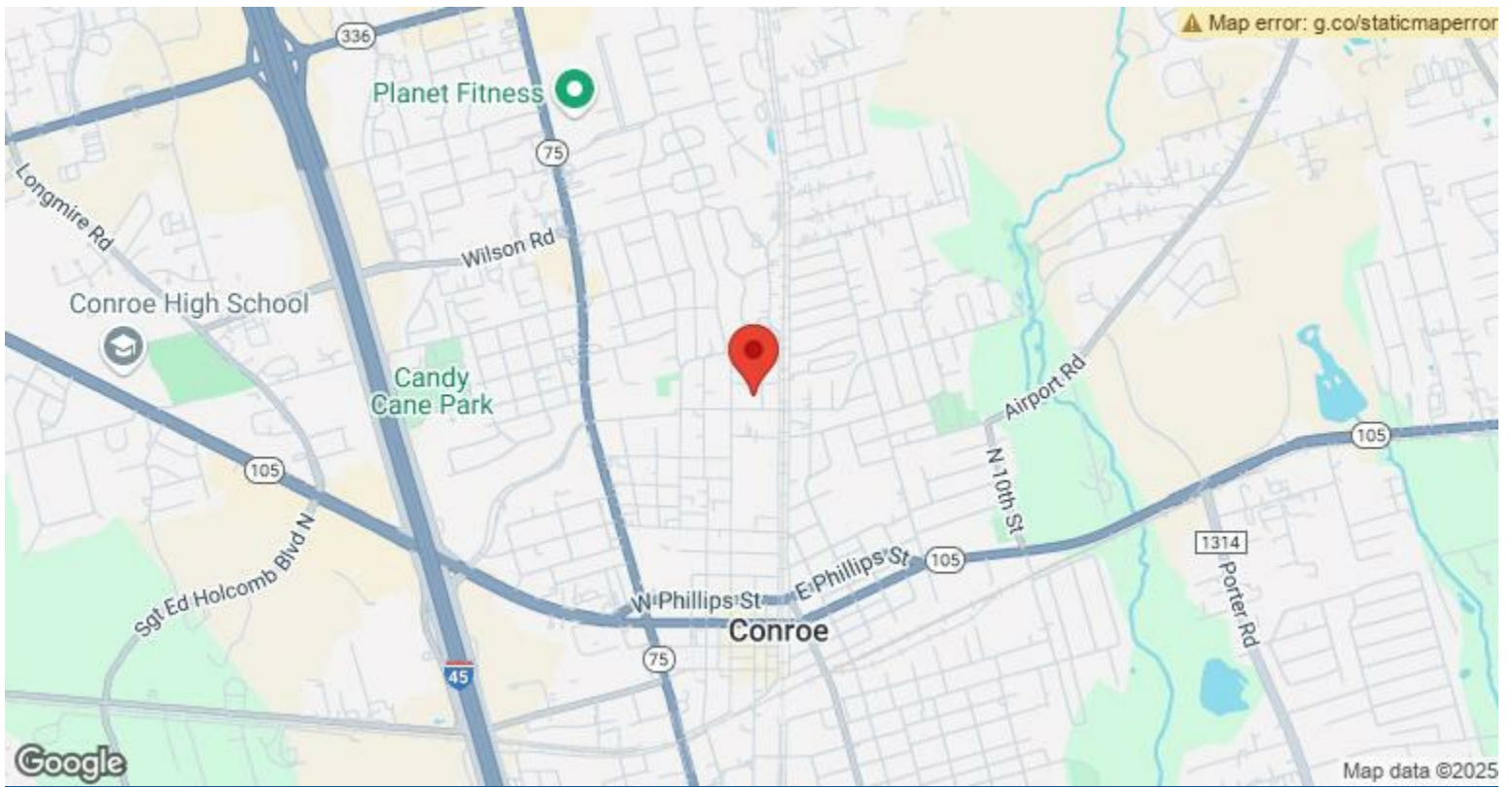
\$2,100,000

THIS EXCEPTIONAL PROPERTY IS A VERSATILE GEM IN THE HEART OF CONROE, TEXAS WITH 10 BEDROOMS, 8 FULL BATHROOMS, A COMMERCIAL STOVE, A SOLAR SYSTEM AND ****A TRANSFERABLE LICENSE FOR ASSISTED LIVING WITH 16 BEDS (LIC TYPE B). THE PROPERTY IS A MIXED USE BUILDING AND CAN BE USED FOR A SINGLE FAMILY HOME, MEMORY CARE, HOME HEALTHCARE OR ASSISTED LIVING. THE PROPERTY ALSO HAS A GUEST HOUSE THAT WOULD BE PERFECT FOR RENTAL INCOME, EXTENDED FAMILY LIVING OR LIVING CLOSE TO YOUR BUSINESS. ADDITIONALLY, THE VAST LAYOUT WITH 3 LIVING SPACES, NO CARPET, AN ELEVATOR AND COMMERCIAL GRADE AMENITIES MAKE IT IDEAL FOR A WEDDING VENUE, A BED AND BREAKFAST OR A COOKING...

- Assisted senior living in a country home setting. Pet friends with large grounds for pets.
- Easy access to area hospitals: HCA, St Luke's, Houston Methodist and Memorial Hermann (in the The Woodlands)



Price:	\$2,100,000
Property Type:	Flex
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	14.76%
Lot Size:	1.42 AC
Gross Building Area:	10,858 SF
Rentable Building Area:	11,000 SF
No. Stories:	2
Year Built:	1940
Parking Ratio:	1.09/1,000 SF
Zoning Description:	n/a
APN / Parcel ID:	6910-03-01710



204 W Dallas St, Conroe, TX 77301

Property Photos



Other



A-10

Property Photos



A-12



A-16

Property Photos



A-33



Other

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos

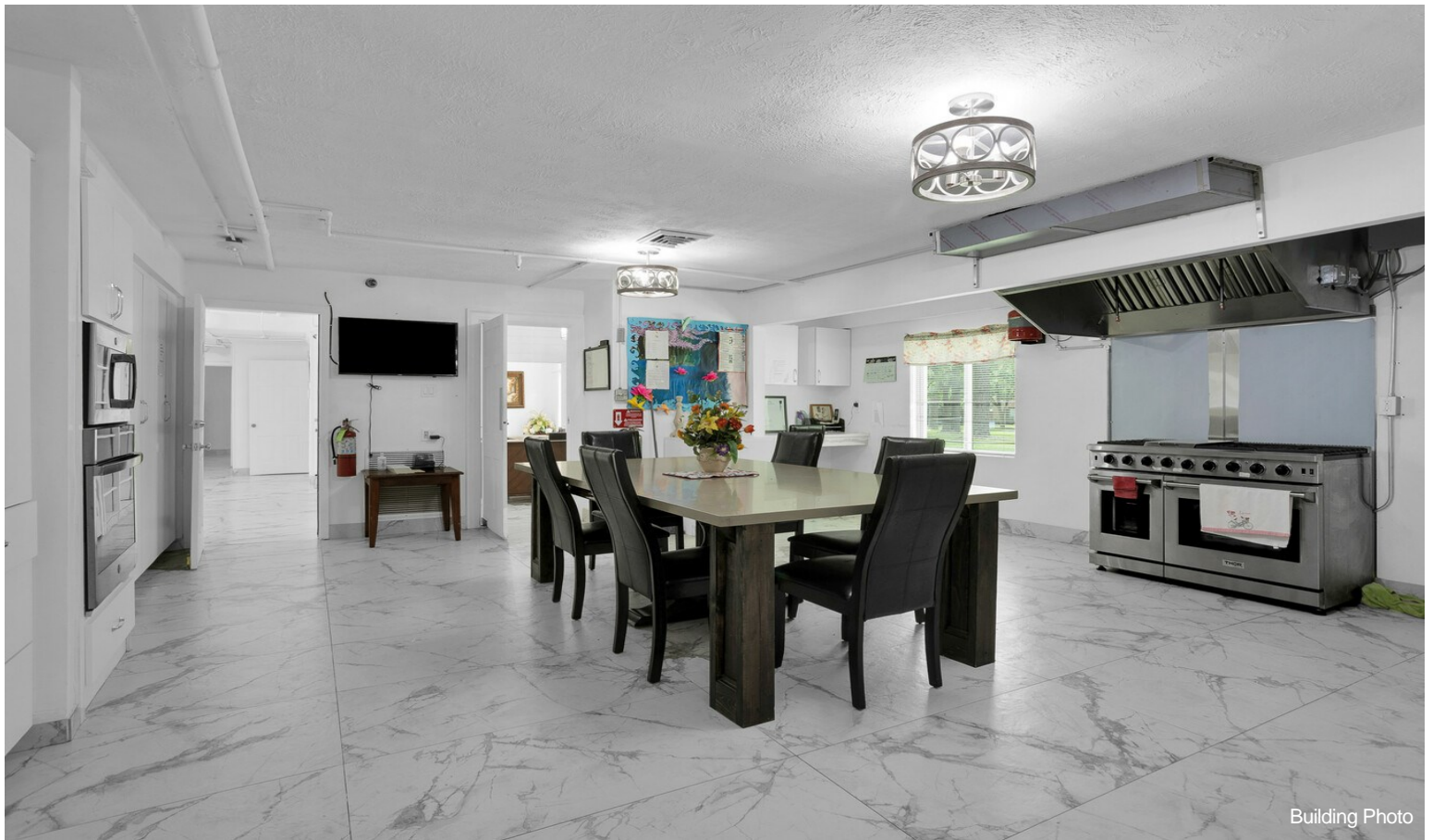


Building Photo

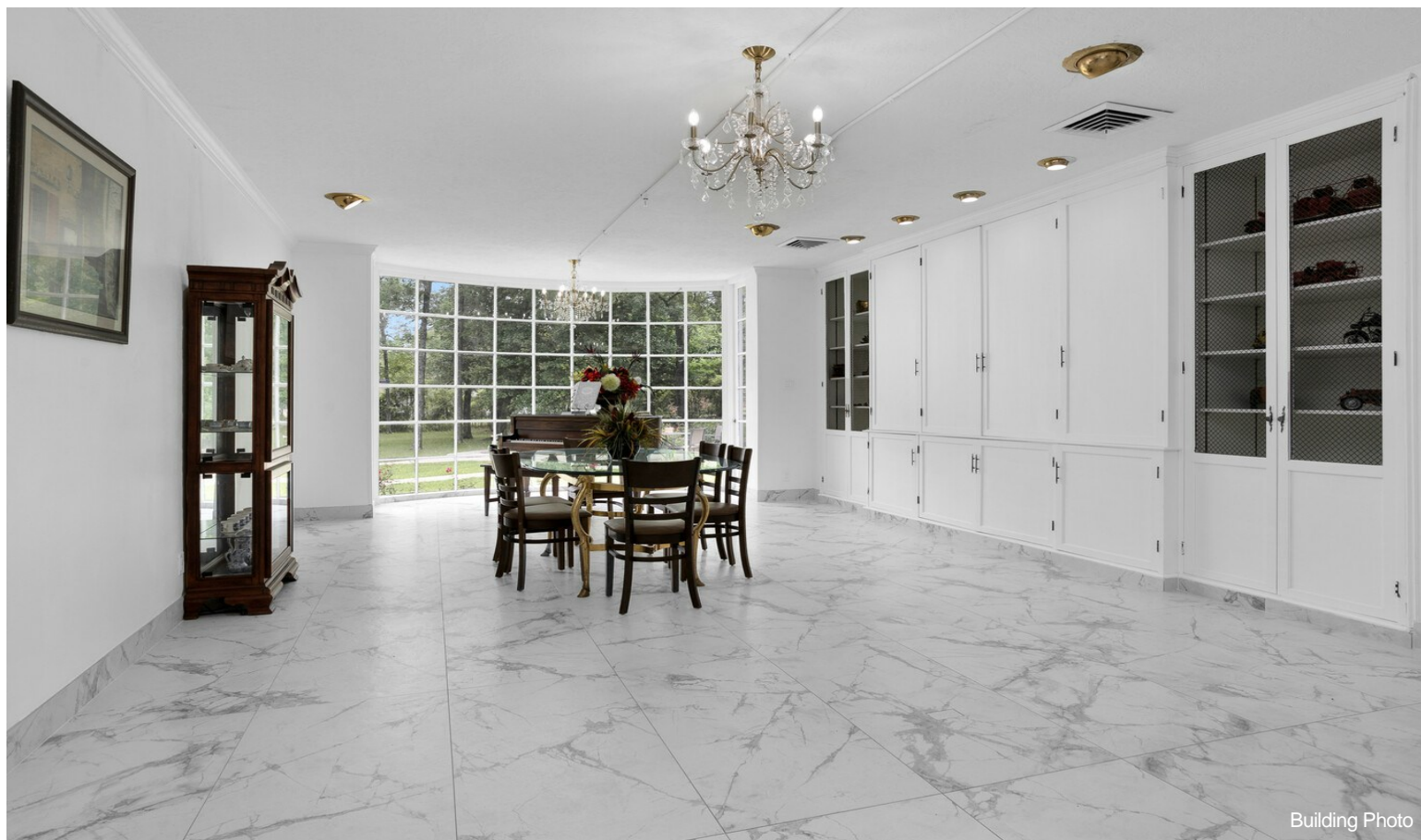


Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos

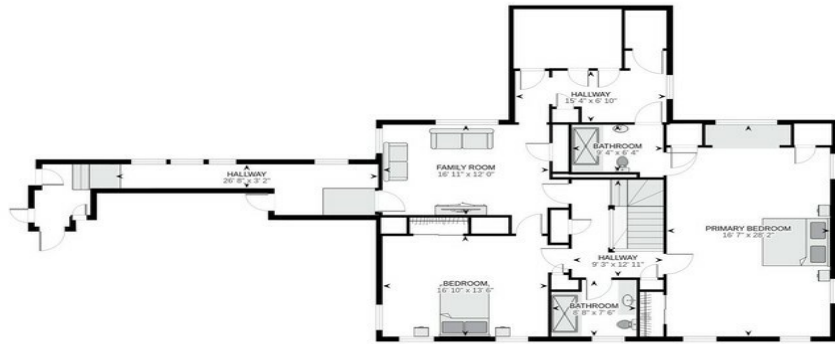
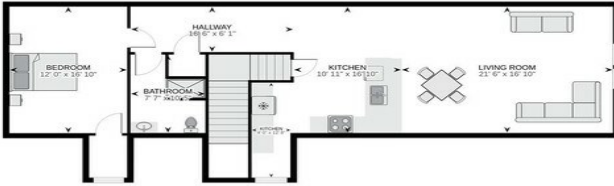


Property Photos



Property Photos

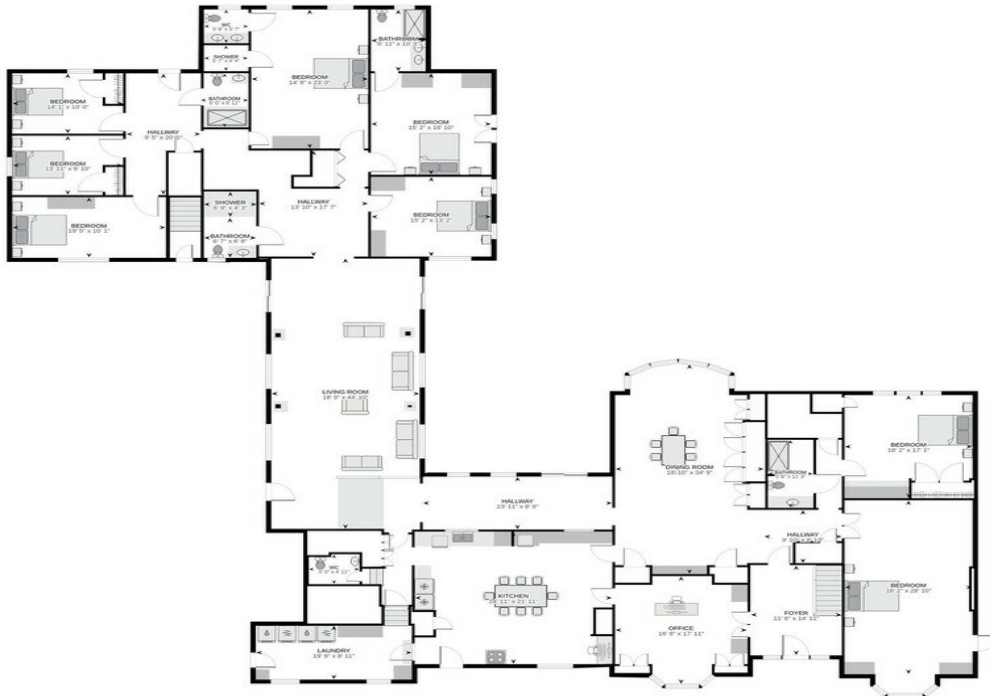
SECOND FLOOR Inside Area 2741 ft²



0.23.8

All measurements and dimensions must be considered approximate.

MAIN FLOOR Inside Area 6495 ft²



0.23.8

All measurements and dimensions must be considered approximate.