

FOR SALE

ASSISTED LIVING/GROUP HOME - OWNER-USER

602 W Melton Avenue
Auburndale, FL 33823

SPECIAL PURPOSE PROPERTY



OFFERING MEMORANDUM

FOR MORE INFORMATION CONTACT:



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PROPERTY INFORMATION

602 W Melton Avenue Auburndale, FL 33823



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Auburndale, FL, 33823. This impressive property offers a substantial 33,676 SF building sitting on 1.29 Acres. The prime location offers convenient access to major thoroughfares, public transit, job centers and retail. The property was most recently operated as a group home with a maximum occupancy of 90 residents. The flexible zoning presents an ideal prospect for assisted living, group home or other creative use.

OFFERING HIGHLIGHTS

- Group home facility that can accommodate up to 90 residents
- In-place commercial kitchen
- Convenient access to major thoroughfares (Magnolia Avenue and Polk Parkway) and multiple public transit lines
- Priced significantly below replacement cost.

OFFERING SUMMARY

Sale Price:	\$4,250,000
Price/SF:	\$126.20
Lot Size:	1.29 Acres
Building Size:	33,676 SF
Zoning:	RIO (Residential, Institutional and Office)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,606	14,238	32,402
Total Population	5,010	39,838	88,680
Average HH Income	\$62,913	\$76,377	\$76,847

INTERIOR PHOTOS





LOCATION INFORMATION

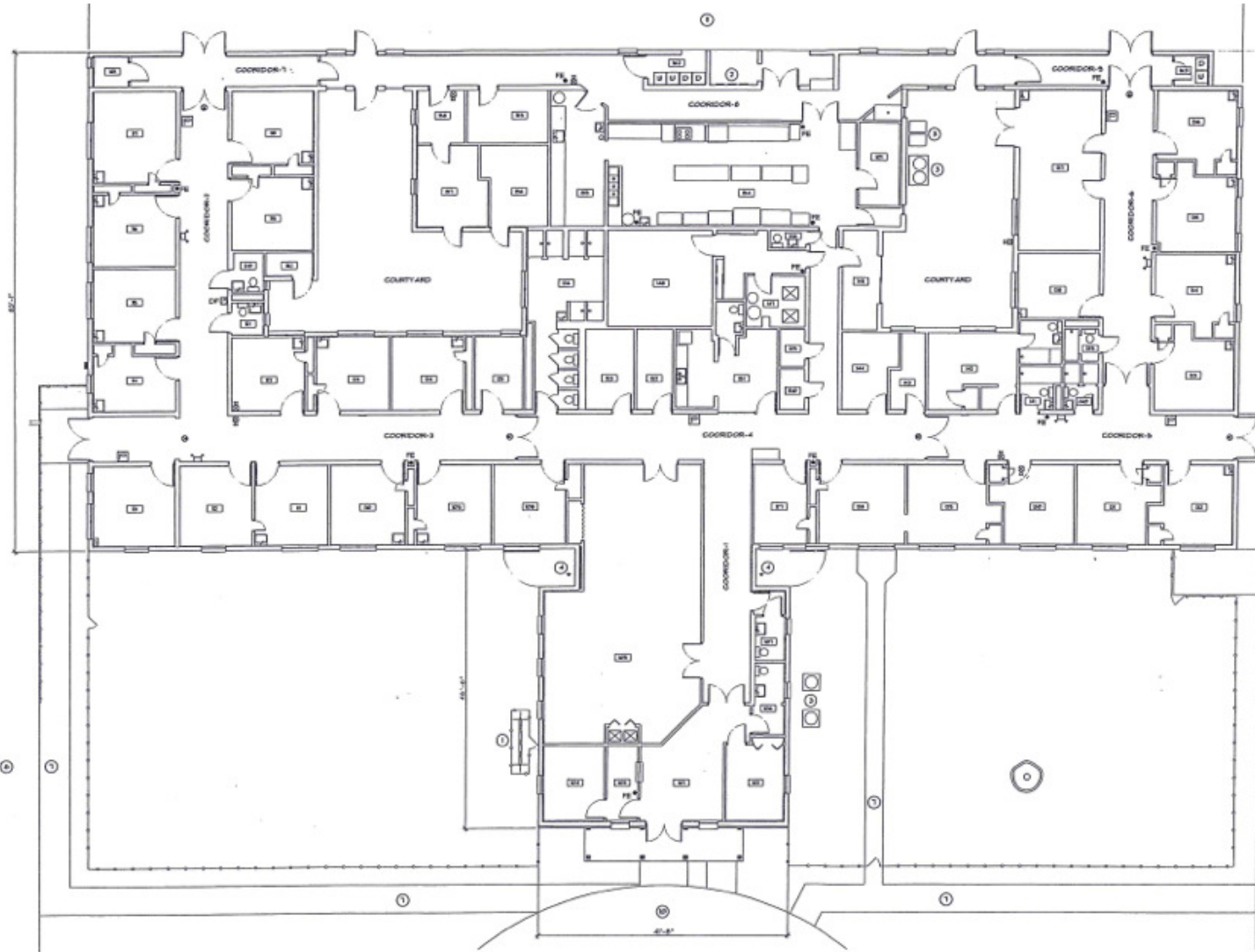
602 W Melton Avenue Auburndale, FL 33823



AERIAL MAP



SITE PLAN



- KEY NOTES:**
- ① FIRE PLAN BACKFLOW PREVENTER
 - ② ELECTRICAL SERVICE + METER CENTER
 - ③ CONDENSERS/
 - ④ EMERGENCY GENERATOR
 - ⑤ FIRE DEPT. ANNIHILATION PANEL + COMMUNICATIONS BOARD
 - ⑥ PARKING
 - ⑦ MILK
 - ⑧ FIRE HYDRANT
 - ⑨ TRASH BIN ENCLOSURE
 - ⑩ DRIVE (ASPHALT)
 - ⑪ SERVICE ROAD (CONCRETE)

ROOMING

LOBBY	208	DRINKING FOUNTAIN
RECEPTION OFFICE	209	DRINKING FOUNTAIN
CONFERENCE	210	DRINKING FOUNTAIN
OFFICE	211	DRINKING FOUNTAIN
TOILET	212	DRINKING FOUNTAIN
TOILET	213	DRINKING FOUNTAIN
TOILET	214	DRINKING FOUNTAIN
TOILET	215	DRINKING FOUNTAIN
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 - ⑨ TRASH BIN ENCLOSURE
 - ⑩ DRIVE (ASPHALT)
 - ⑪ SERVICE ROAD (CONCRETE)



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AUBURNDALE, FLORIDA

ISSUE: Review Issue A
DATE: 9-5-21
PROJECT NUMBER: 2015

A1.0

FLOOR PLAN
SCALE: 1/8"=1'-0"



DEMOGRAPHICS

602 W Melton Avenue Auburndale, FL 33823



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,010	39,838	88,680
Average Age	34.2	39.0	40.1
Average Age (Male)	31.8	38.8	39.2
Average Age (Female)	37.8	39.3	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,606	14,238	32,402
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$62,913	\$76,377	\$76,847
Average House Value	\$183,675	\$216,063	\$215,592

2023 American Community Survey (ACS)

