



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE



COUNTRY MANOR PERSONAL CARE HOME

111 ALTMAYER DR
KITTANNING, PA 16201



Property Description

The Daniel Perich Group is proud to present an exceptional investment opportunity in Kittanning, PA. This well-established assisted living facility, operating since 2014, spans 11,696 total square feet across 2 buildings and is situated on a 2.7-acre lot. Known as Country Manor Personal Care Home, the facility boasts 30 units, including 28 studio-like units with shared bathrooms, and two units featuring private bathrooms. Additional spaces include three storage/equipment rooms designated for employee use, an employee common area, a nursing station, an office, a fully equipped kitchen, and two common areas for residents. This facility is currently home to 26 residents, with a capacity for up to 50, providing significant growth potential. The operation is supported by a dedicated team of 13 employees, ensuring high-quality care and a supportive environment for residents.

Location Description

Kittanning, located along the Allegheny River, combines the charm of small-town living with the conveniences needed for a residential care facility. This area is known for its friendly community and scenic surroundings, offering a peaceful living environment while still being accessible to medical facilities, shopping, and local attractions. The property's location ensures a tranquil setting for residents and staff alike, with easy access for visiting families.



PRICE

\$800,000

Location Information

Building Name	Country Manor Personal Care
Street Address	111 Altmeyer Dr
City, State Zip	Kittanning, PA 16201
Township	Plumcreek Township
County	Armstrong
Cross Street	Colonial Rd
Nearest Highway	Route 422
Corner Property	Yes

Property Information

Zoning	none
Lot Size	2.7 acres
APN	38-0-063131
Lot Frontage	440 ft
Real Estate Taxes	\$15,861.00

Building Information

Building Size	11,696 sq ft
Year Built	1996
# of Buildings	2
Utilities	Central A/C

Investment Information

Tenancy	Multiple
# of Units	30 (50 capacity)

Exterior Photos



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Interior Photos

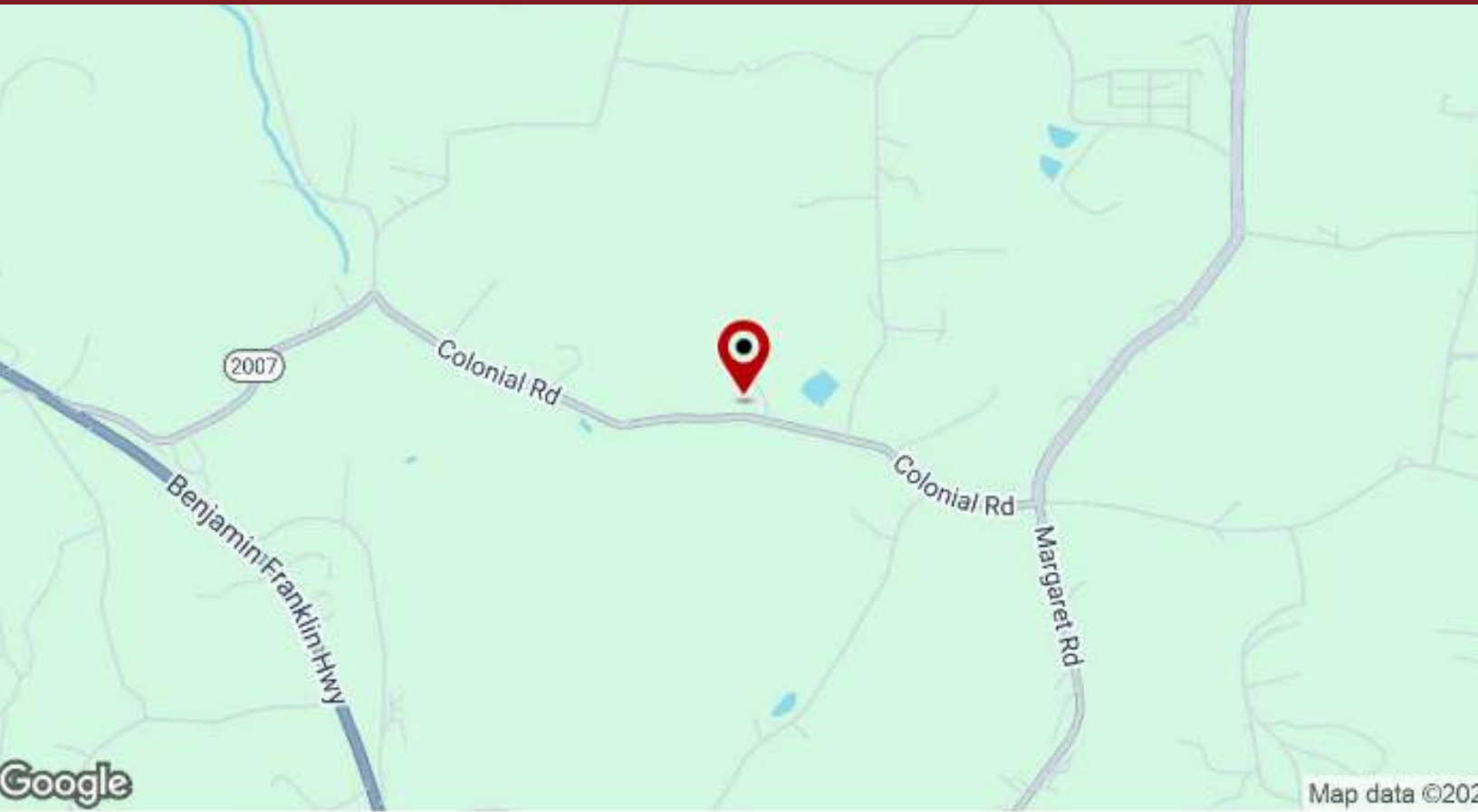








Location Map



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