



ONE

Now Available For Sale

NEWLY LIC 6 BED ALF

207 W WHEELER ROAD, SEFFNER, FLORIDA

VACANT RESIDENTIAL ASSISTED LIVING FACILITY

MANASE DELEON
Realtor

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PROPERTY

- Emergency Management System
- ADA Compliant
- Fire sprinklers
- Fire alarm
- Backup generator
- Well maintained
- Ramps
- Low lip showers
- Partially furnished
- Space for live-in staff or office
- Fireplace
- Move in ready
- AHCA docs available
- CHOW Eligible

12,000

LOT SIZE (SQ.FT)

3,676

BUILDING SIZE (SQ.FT)

\$575,000

Real Estate Price

PROPERTY TYPE: **RESIDENTIAL**

BEDROOMS: **4**

BATHROOM: **3.5**

GARAGE **2**

BLESSED HEART

Currently vacant with no residents, this ALF offers significant future growth potential, with the possibility of expanding beyond the current 6-bed license, subject to local zoning, permitting, and regulatory approvals. A pro forma financial projection and detailed pricing breakdown are available upon request.

To help ensure a smooth transition, the current owner is willing to provide support and guidance during the ownership transfer process. Please do not disturb the operator, potential tenants, or visit the property without a scheduled appointment.

