

FORMER GEARING ELEMENTARY SCHOOL

200 N CARNEY DR, SAINT CLAIR, MI 48079



PROPERTY DESCRIPTION

This former school property offers a rare opportunity to develop a fully operational assisted living facility.

Approved for use with a total of 65 beds—37 designated for assisted living and 25 for memory care—this

6.6-acre site also provides ample room for future expansion. The facility includes multiple office spaces, a cafeteria, and open common areas. With a low cost basis for conversion, this is an excellent entry point into the assisted living sector.

PROPERTY HIGHLIGHTS

- Affordable entry point with low cost basis
- Centrally located in the charming waterfront town of St. Clair
- Positioned to serve a growing aging population
- Durable, high-quality institutional construction
- Seller can delivering a turnkey project or entering a joint venture

OFFERING SUMMARY

Sale Price:	\$2,750,000
Number of Units:	62
Lot Size:	6.6 Acres
Building Size:	51,488 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	853	2,148
Total Population	389	1,904	4,874
Average HH Income	\$88,180	\$88,026	\$94,826

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ROBERT DREWEK

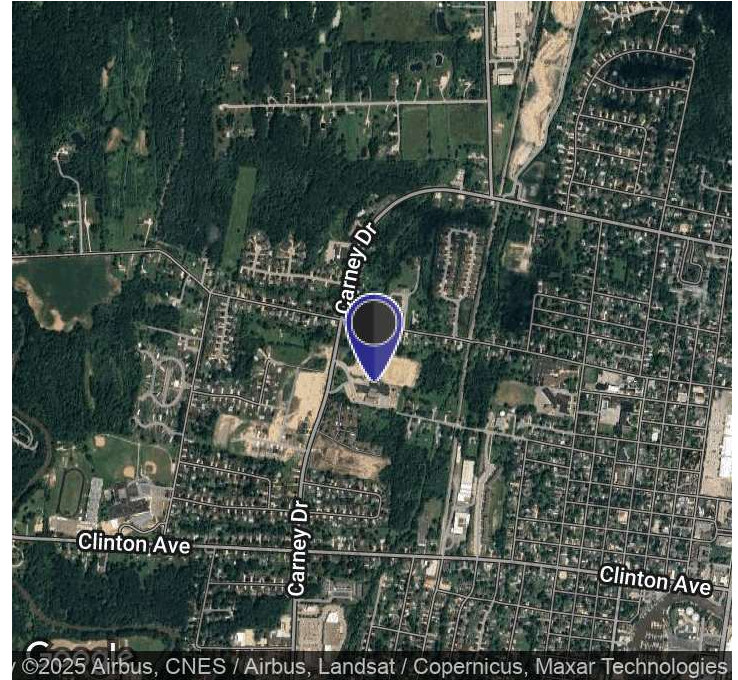
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44200 Garfield Road, Suite 160 Clinton Township, MI

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OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	51,488 SF
Available SF:	
Lot Size:	6.6 Acres
Number of Units:	62
Price / SF:	\$53.41
Year Built:	1980
Zoning:	Adaptive reuse

PROPERTY OVERVIEW

This former school property offers a rare opportunity to develop a fully operational assisted living facility. Approved for use with a total of 65 beds—37 designated for assisted living and 25 for memory care—this 6.6-acre site also provides ample room for future expansion. The facility includes multiple office spaces, a cafeteria, and open common areas. With a low cost basis for conversion, this is an excellent entry point into the assisted living sector.

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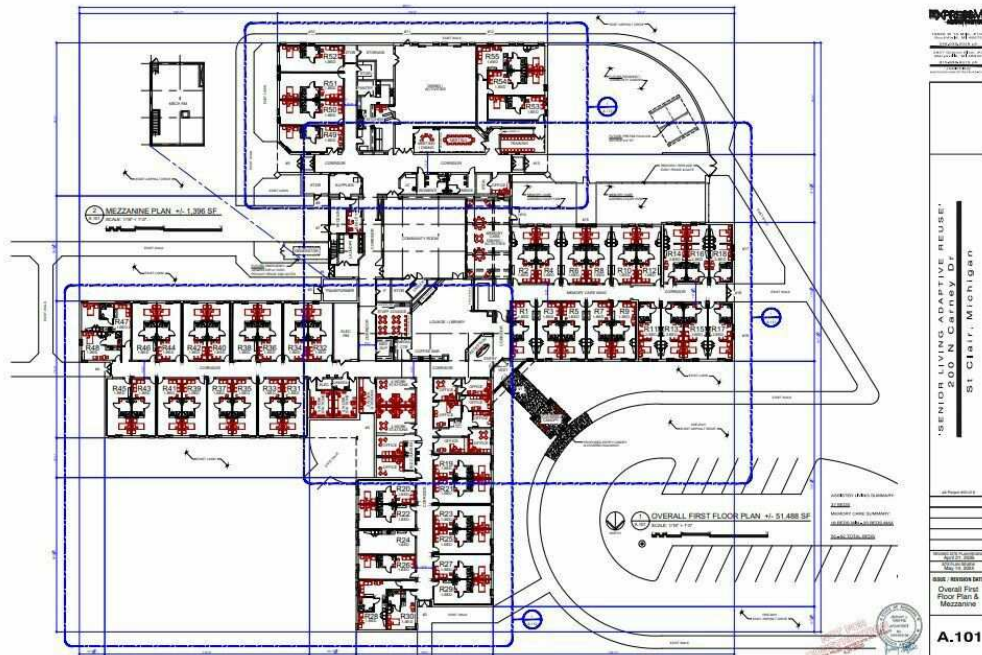
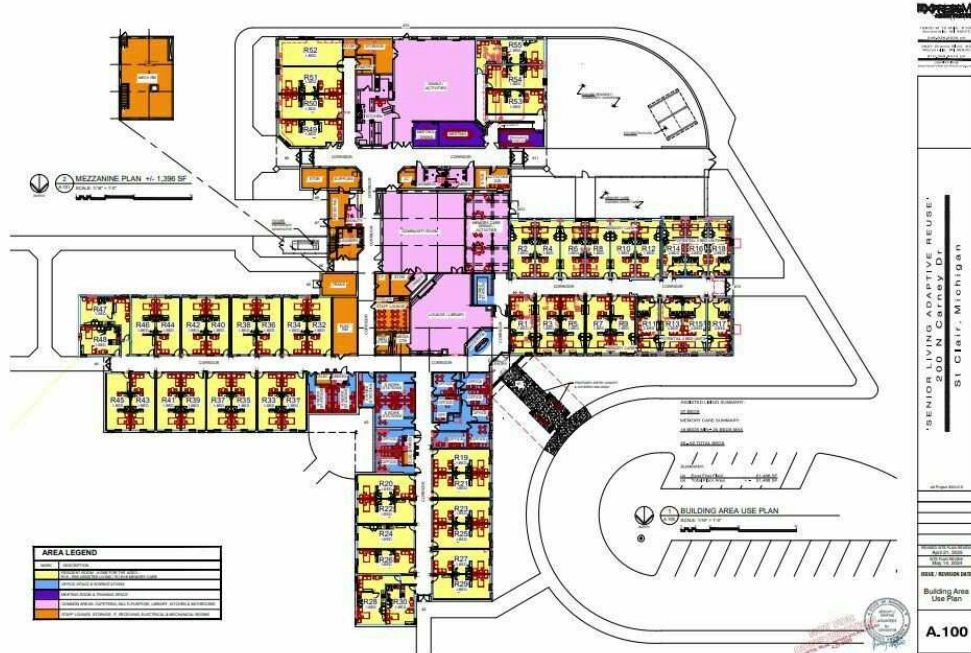
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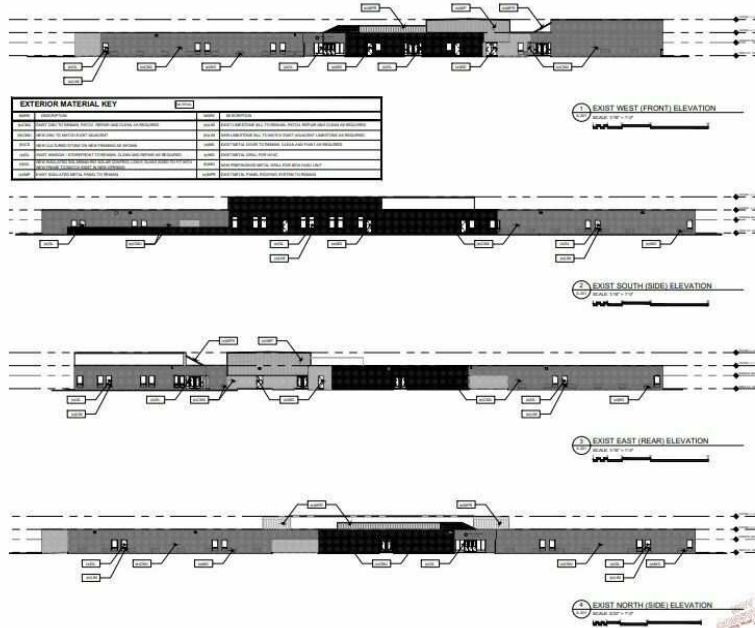
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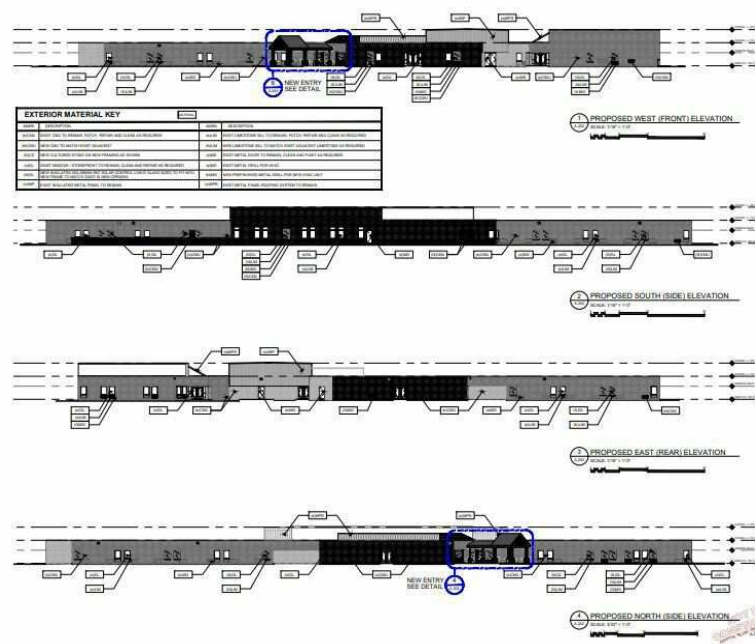
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FORMER GEARING ELEMENTARY SCHOOL

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"SENIOR LIVING ADAPTIVE REUSE"
 200 N Carney Dr
 St Clair, Michigan
 A.201
 Date: 10/15/2024
 Scale: As Shown
 Existing
 Exterior
 Elevations



"SENIOR LIVING ADAPTIVE REUSE"
 200 N Carney Dr
 St Clair, Michigan
 A.202
 Date: 10/15/2024
 Scale: As Shown
 Proposed
 Exterior
 Elevations

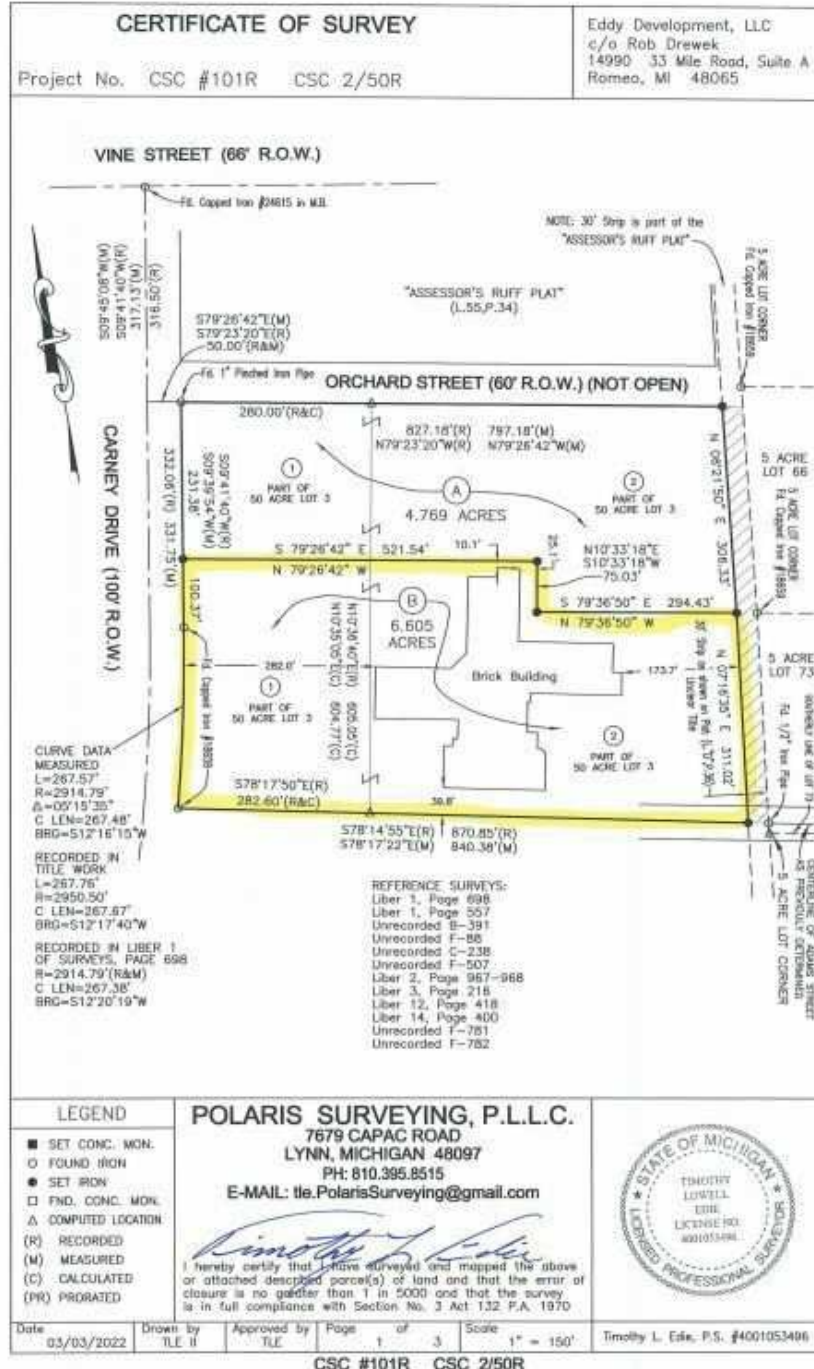
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	389	1,904	4,874
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	853	2,148
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$88,180	\$88,026	\$94,826
Average House Value	\$301,368	\$293,565	\$286,404

Demographics data derived from AlphaMap

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