



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE



ARK MANOR PERSONAL CARE HOME

105 SANDRA DR
DELMONT, PA 15626



Property Description

The Daniel Perich Group is offering for sale Ark Manor, a personal care home located in Delmont, Pennsylvania. This 23,650 square foot facility features 32 rooms and is licensed for up to 70 residents. The current setup includes 65 beds, two dining rooms, a commercial-grade laundry area, and full public utility service. The property is well suited for continued healthcare use or potential repositioning by an operator or investor.

Located in Delmont, PA, a charming community just east of Pittsburgh, this facility benefits from its proximity to a metropolitan area known for its excellent healthcare resources and vibrant cultural scene. Delmont offers a quaint, suburban feel with all the advantages of nearby Pittsburgh, such as top-tier medical facilities, diverse recreational activities, and robust public services. The town itself provides a peaceful, scenic environment ideal for an assisted living setting, making it an attractive choice for families seeking quality care in a serene location.

Pre-Foreclosure Auction on July 1, 2025 with a starting bid of \$1,000,000. *Auction conducted by Terrapin Realtors - additional terms and conditions available through the auctioneer.*



PRICE

\$3,400,000

Location Information

Building Name	Ark Manor
Street Address	105 Sandra Dr
City, State Zip	Delmont, PA 15626
Township	Salem Township
County	Westmoreland
Cross Street	Judy St
Nearest Highway	Route 66

Property Information

Property Type	Personal Care Home
Zoning	n/a
Lot Size	1.5 acres
APN	57-08-06-0-078
Water	Public
Sewer	Public
# of Parking Spaces	30

Building Information

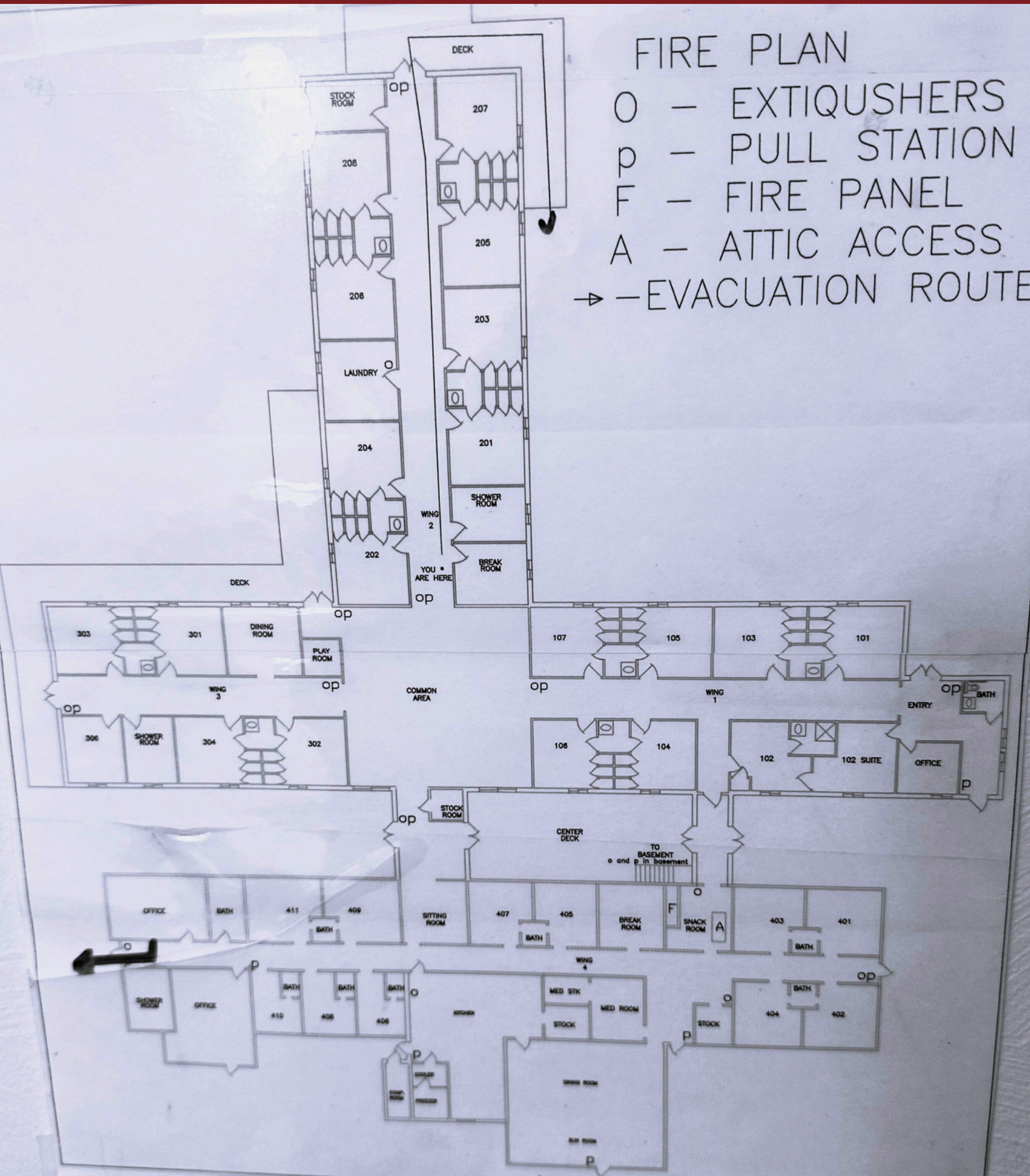
Building Size	23,650 SF
# of Floors	1
Year Built	1965
Free Standing	Yes

Investment Information

# of Rooms	32
# of Beds	65

FIRE PLAN

- O - EXTIQUSHERS
- p - PULL STATION
- F - FIRE PANEL
- A - ATTIC ACCESS
- ➔ - EVACUATION ROUTE

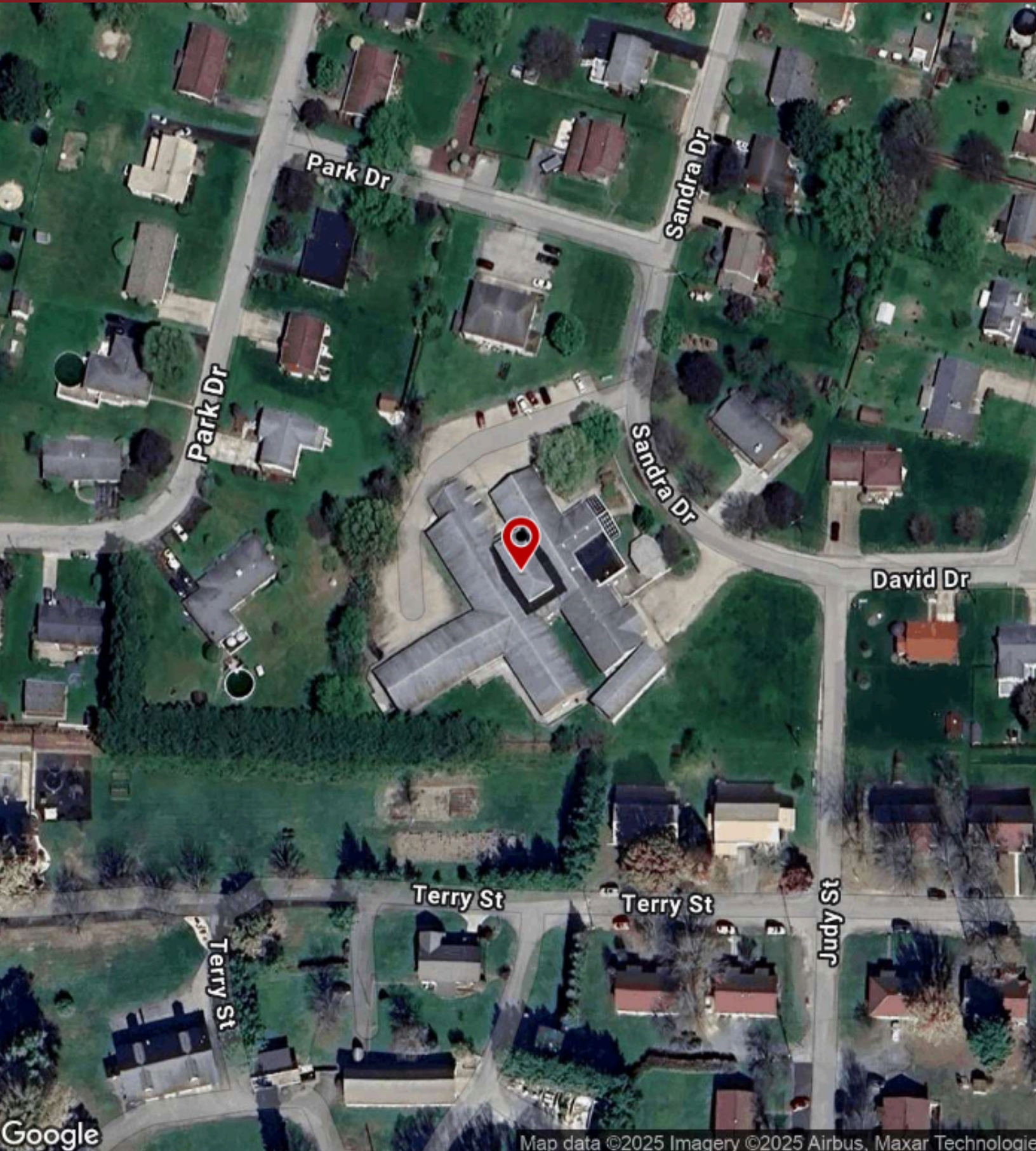


Exterior Photos



Interior Photos





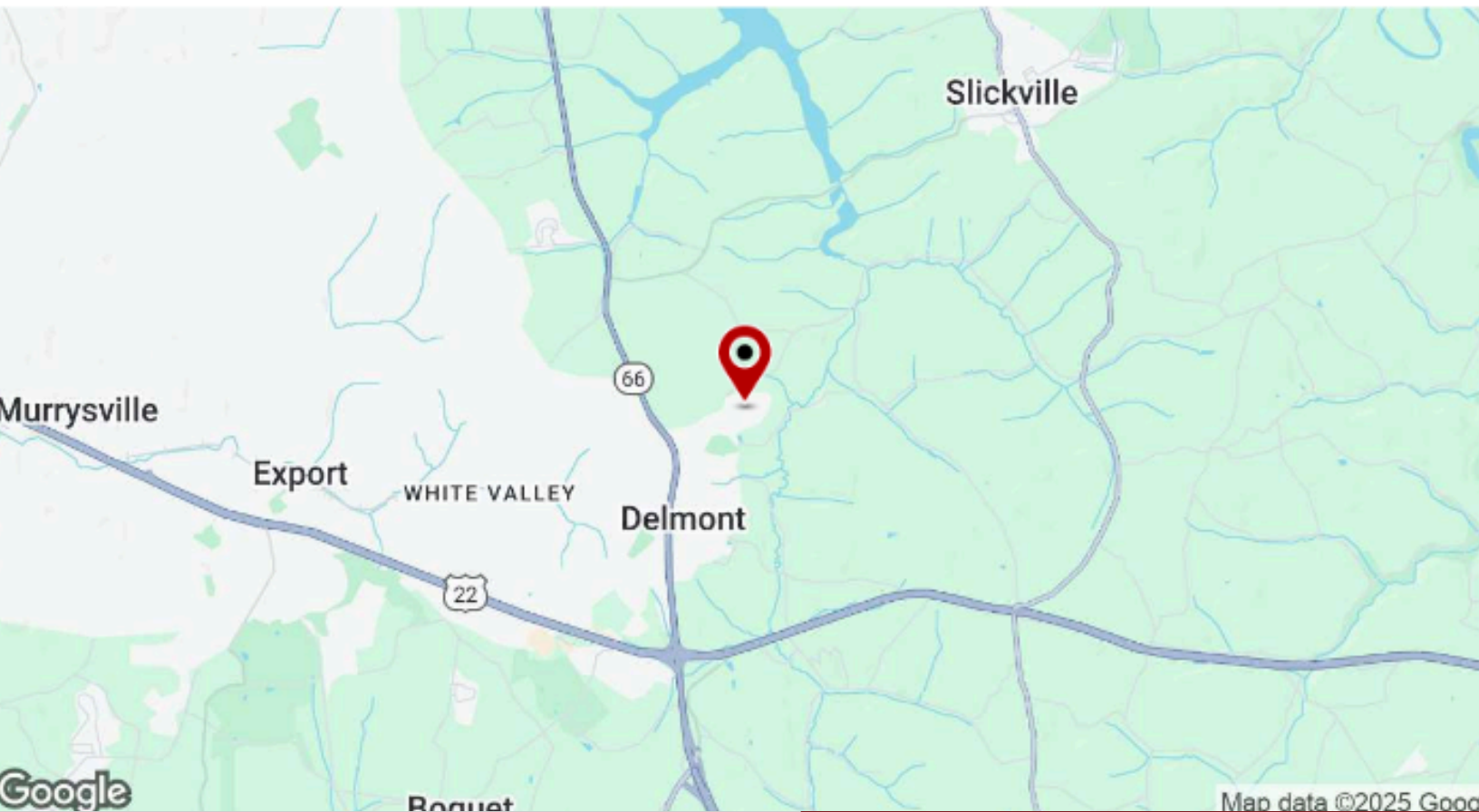
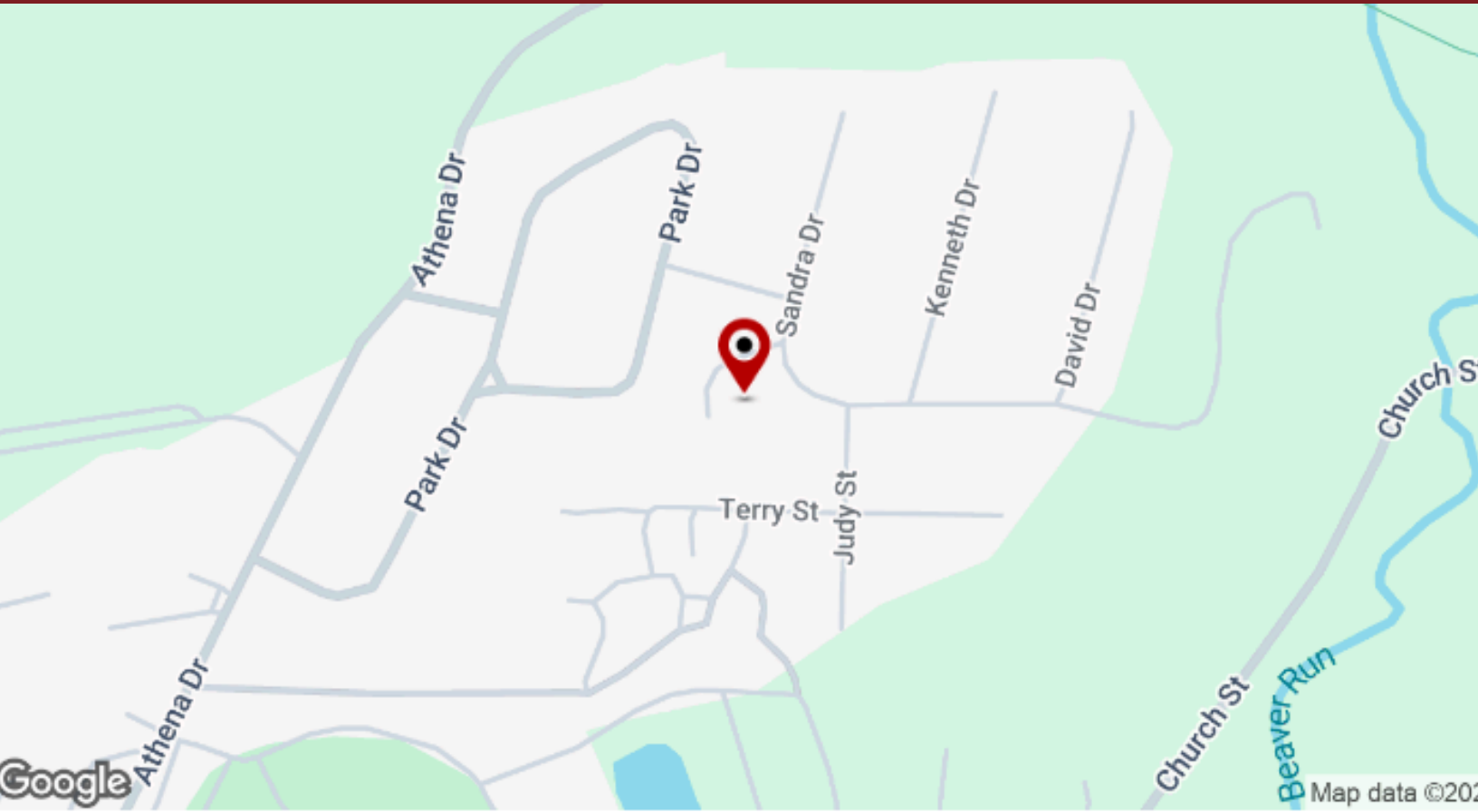
Google

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