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Keller Williams Select Realtors d/b/a KW Commercial
MD License #17714

FOR SALE • BUSINESS & REAL ESTATE

Country Home Assisted Living

4187 Solomons Island Road, Harwood, MD 20776 | Anne Arundel County

\$2,500,000

Real estate & operating business sold together



15

LICENSED BEDS

3.27

ACRES

~5,215 SF

PLUS LOWER LEVEL

Level 3

HIGH LEVEL OF CARE

1986

EST. / FIRST ALF IN COUNTY

PROPERTY & LOCATION

Facility

A 15-bed licensed assisted living facility comprising 9 private rooms and 3 semi-private rooms (6 beds), all on the main level, plus a lower level offering storage and additional rental potential. Established in 1986 as the first assisted living facility in Anne Arundel County.

Licensing

Licensed for Level 3 High Level of Care — the highest level available in Maryland — including hospice services, allowing residents to age in place.

Setting & Amenities

Sprawling 3.27-acre campus with mature trees and ample surface parking. Hair salon • game room • outdoor decks • TV room • main-level kitchen.

Location

Situated in Maryland's Chesapeake Bay region in Southern Anne Arundel County — minutes from Annapolis, Edgewater, and Davidsonville, with easy access from Howard County, Prince George's County, and Washington, D.C. via I-97, US-50, and I-495/I-95.

INVESTMENT HIGHLIGHTS

Turn-Key, Private-Pay Operation

Fully operational with an established reputation, experienced staff, and recent occupancy of approximately 90%+; no dependence on government reimbursement programs.

Significant Barriers to Entry

Licensing requirements, zoning restrictions, and regulatory hurdles — plus a scarcity of small-format licensed beds in the submarket — limit new competition and support pricing power.

Attractive Demographics

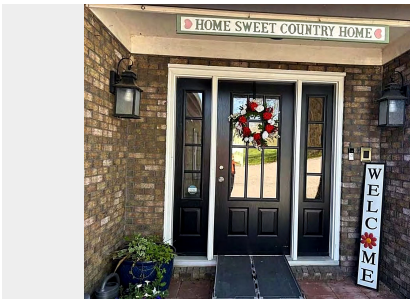
Anne Arundel County is among Maryland's most affluent counties, with a growing 65+ population driving sustained demand throughout the Baltimore-Washington corridor.

Value-Add Upside

Opportunity to increase resident rates, charge for auxiliary services, lease the lower level, add a new-resident community fee, and explore licensed-capacity expansion.

Ideal Buyers

Owner-operators, regional assisted living providers, healthcare investors, or family offices seeking a stabilized acquisition with growth potential.



Financial performance available to qualified buyers

upon request and execution of a confidentiality agreement • Exclusive listing — all inquiries through KW Commercial

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