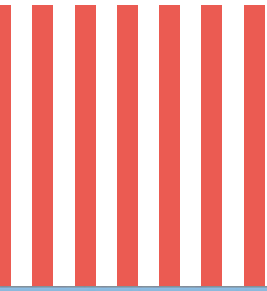



452 OSSIE DAVIS PKY



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Price

2,000,000



452 Ossie Davis Pky, Waycross, GA 31501-4621

FOR SALE: Operating Assisted Living Facility & Business

Type: Licensed Personal Care Home (PCH)

Size: ±19,300 SF | Lot: ±1.26 Acres | Current Capacity: 24 Beds

(Expandable to 30+)

Zoning: Unzoned (Ware County)

Status: Established Turnkey Business – In Continuous Operation for 30+ Years

Offering Includes: Building, Land, and Operating Business

Investment Overview

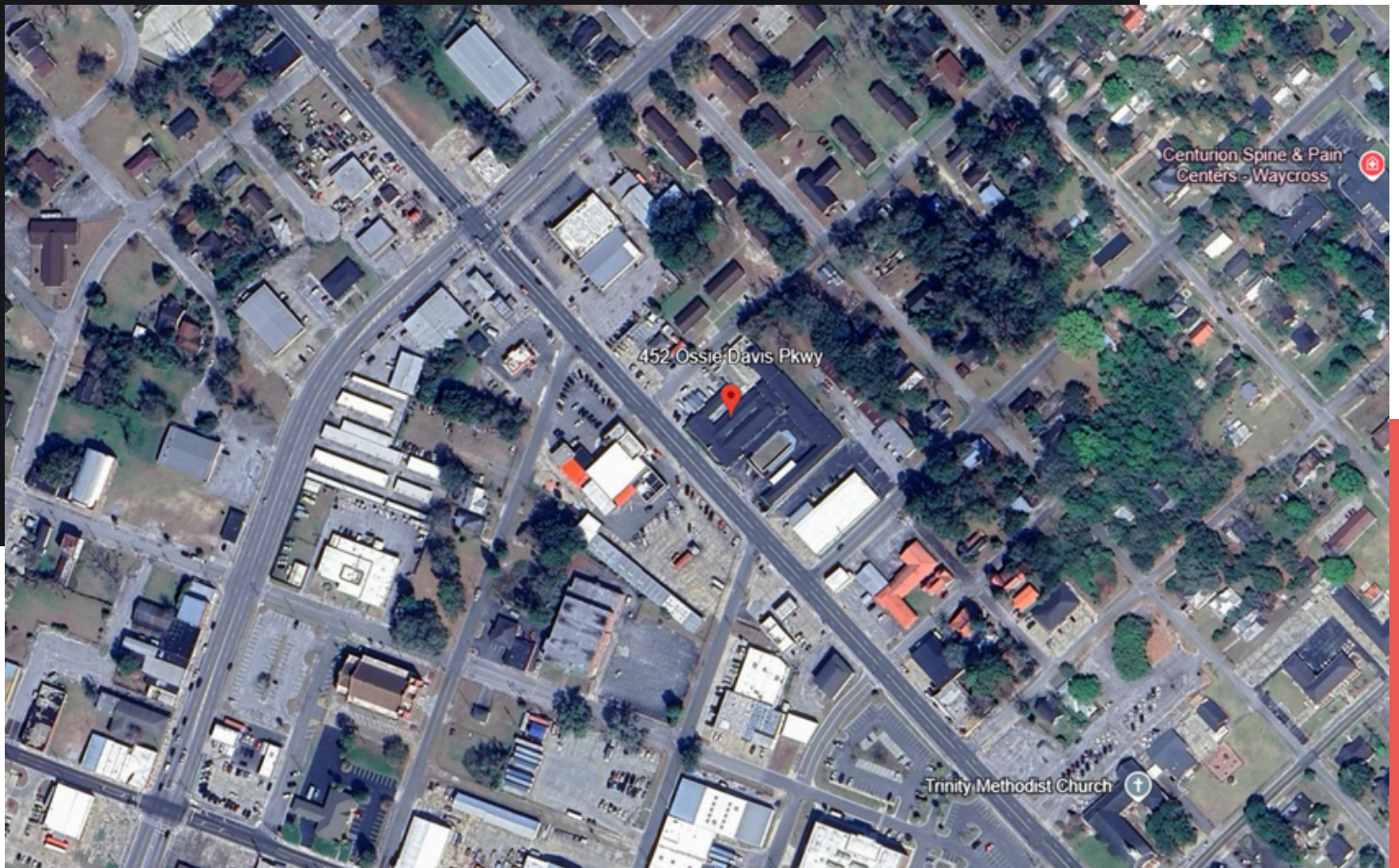
This is not just a building – this is a fully operational, income-generating, licensed 24-bed personal care home with over three decades of consistent performance. Offered as a complete turnkey package including real estate, business, and staffing, this is a rare chance to acquire a thriving operation in a recession-resilient sector. With space to expand beyond 30 beds, the upside potential is significant for healthcare investors or operators seeking scalable growth.

Facility Highlights

- Single-story ±19,300 SF building purpose-built for senior care
- Renovated in 2003; fully sprinkled, ADA accessible, and code compliant
- Layout includes private and semi-private rooms, spacious dining area, admin offices, and activity spaces
- Currently licensed for 24 beds with physical potential to increase capacity to 30+ residents
- Fully staffed with experienced team and operational systems in place
- Suitable for Assisted Living, Memory Care, Behavioral Health, or Transitional Housing models

Prime Location

Located along Ossie Davis Parkway with excellent access to hospitals, pharmacies, medical offices, and key service areas throughout Ware County. This corridor supports long-term demand for senior living and care services in Georgia.



Price: \$2,000,000

Property Type: Health Care

Subtype: Assisted Living

Building Class: B

SalesType: Investment or Owner-User

Lot Size: 1.26 Acres

Gross Building Area: 19,300 SF

Rentable Building Area: 19,300 SF

Sale Conditions: Standard

No. Stories: 1

Year Built: 1954 (Renovated in 2003)

Tenancy: Single Tenant

Parking Ratio: 2.5/1,000 SF

Zoning Description: Unzoned / Urban

Residential (UR) – Flexible Use

💰 2025 Cash Flow Snapshot

Current Gross (21 Residents):

Medicaid Revenue per Resident: \$33,505.60/year

Gross Revenue: 21 Residents × \$33,505.60 = \$703,617.60

Operating Expenses (Actual): \$452,270.00

Net Operating Income (NOI): \$251,347.60

➔ At full occupancy (24 residents), projected NOI exceeds
\$351,000

➔ With expansion to 30+ beds, income potential increases further



🔧 Seller Terms / Financing

- Seller financing available (subject to credit review)
- Example Terms: \$500,000 down, 5% interest, short-term
- Sample mortgage (20-year amortization):
\$1,500,000 @ 5% = ~\$9,899/month
- Strong DSCR supported by current cash flow

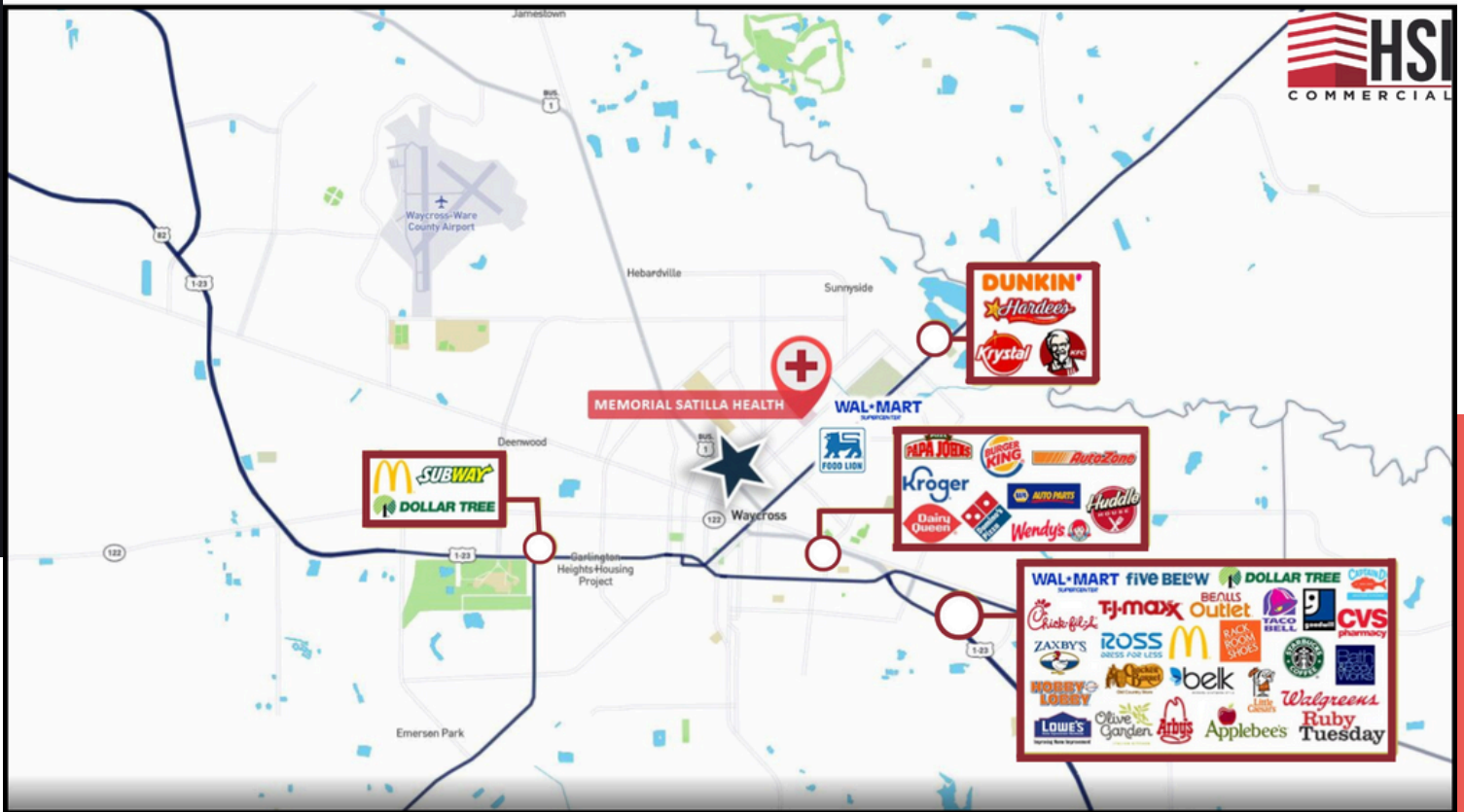












 **Inquire Now – Financials Available with NDA**

Don't miss this rare opportunity to own a cash-flowing, long-established assisted living facility in Georgia with both operational and real estate value. Whether you're an operator or an investor, this is a smart, scalable asset in a growing market.

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