

\$1,295,000

**Senior Living Investment Opportunity For Sale
Missouri**

MLS # 24133-19107



MLS# : 24133-19107

Price : \$1,295,000

Type : Commercial Property

Size : 5 Acres

Beds: 15

Baths : 15.00

Year Built : 2005

Address : 1309 Esry Drive , El Dorado Springs , Missouri , 64744

FEATURES

- ✓ Senior Living For Sale
- ✓ MO Property For Sale
- ✓ Retirement Living For Sale
- ✓ Income Producing Property
- ✓ Rental Units For Sale
- ✓ Investment Property For Sale
- ✓ Cedar County Property For Sale
- ✓ Multi-Unit For Sale

ABOUT THE PROPERTY

Overview: Rockwall Estates Senior Living is an independent and maintenance-free adult living development on the southside of El Dorado Springs. The property is located just south of Hwy 54 with the addresses of 1309, 1310, 1313, and 1314 Esry Drive, El Dorado Springs, Missouri 64744, and is situated on a cul-de-sac on a city maintained street. Legal description: All of Lots 1-13 in Esry's Addition in the City of El Dorado Springs, Cedar County.

Investment Summary: Rockwall Estates is currently a 9-unit independent living complex divided into 3 triplexes. The 1-story, wood construction structures have stucco siding and shingled roofs, and were built between 2005-2007 with a gross square footage of 3,660' sq ft per building. Each unit is individually metered for electricity, while each building is metered for water. Each unit is comprised of 2 bedrooms, living room, kitchen/dining room area, large bath, storage pantry, private single-car garage, and rear patio. A stove, refrigerator, microwave, and dishwasher are provided.

In addition to the 3 triplexes, a community building of 3,300 sq ft with 6 additional suites, allows for additional room rentals or convert this building into an assisted living unit. Amenities to each suite includes: their own HVAC unit, a large

CONTACT US

RYAN HUBBARD

BROKER/OWNER

☎ (417) 296-4572

✉ hubbardsold@gmail.com

🏠 American Heartland Real Estate & Auctions

📍 8700 SE Hwy 13, Collins, Missouri
United States, 64738

bedroom/living room, oversized closet, and large bathroom that is handicap accessible. This building also contains a large community/dining room, kitchen, laundry facility, guest bathroom and patio setting. The entire lot is 4.67 acres m/l (721' x 282') but currently only about 2.5 acres are developed. There is additional space for 3-5 more triplex units, and utilities are already on-site. The additional acreage is included as part of the sale.

Location: El Dorado Springs is a rural community in southwest Missouri with a population of 3,500. El Dorado Springs sits at the intersection of US Hwy 54 and State Highways 82 and 32. The city is located 70 miles north of Springfield, 95 miles south of Kansas City, and 70 miles NE of Joplin, MO. The community has several dining options, a hospital, schools, grocery, and community center. Rockwall Estates sits about 1/2 block south of Hwy 54 and is mostly surrounded by green space. Traffic in front of the complex are residents only, as the city street dead-ends at the facility. El Dorado Springs is located in Cedar County, Missouri, with a 20-minute drive to Stockton Lake.

Financials on Rockwall Estates Senior Living will be available upon a presentation of pre-approval and the signing of a non-disclosure agreement (NDA). Please feel free to contact us with any questions. Please find more information available at rockwallseniorliving.com