

Investment Opportunity! Assisted or independent living, youth residential and opioid rehabilitation Facility. Easy to convert to efficiency apartments. Possible owner financing to credit worthy client.

\$790,000

~~**\$875,000**~~ 715E Lawrence St E
Russellville, AL 35653



256.810.4040

- **Up to 37 rentable units with private baths**
- **Commercial Kitchen**
- **18,000 sf +/- brick veneer**
- **Dining Hall**
- **Ample Parking**
- **Lot: 1.93 acres**

HISTORY

First (east) phase built in 1981. Second phase built in 1984. Originally built as a assisted living facility. Major renovation in mid 1990's when a gable roof system was added. Was operated as an independent living up until 2014. In 2015 the entire roof was replaced. In 2016 was sold for the intended purpose of operating a residency youth facility. City approved zoning. Renovation never completed and facility never reopened. All rooms have private heating and cooling. Approximately 1/3 has fresh paint walls and ceilings. Local research indicates there is demand for rehab children housing. There also appears to be a demand for efficiency housing. A well managed independent living facility would only have one local competitor.



Two drive thru canopies



Back yard



Kitchen



Chapel

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Rentable unit



Sprinkler system



Dining hall



Typical kitchen



Rentable unit



Wide access hallways



Laundry room



Typical kitchen



Reception



Rentable unit



Location map



Living room



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Check in and communications