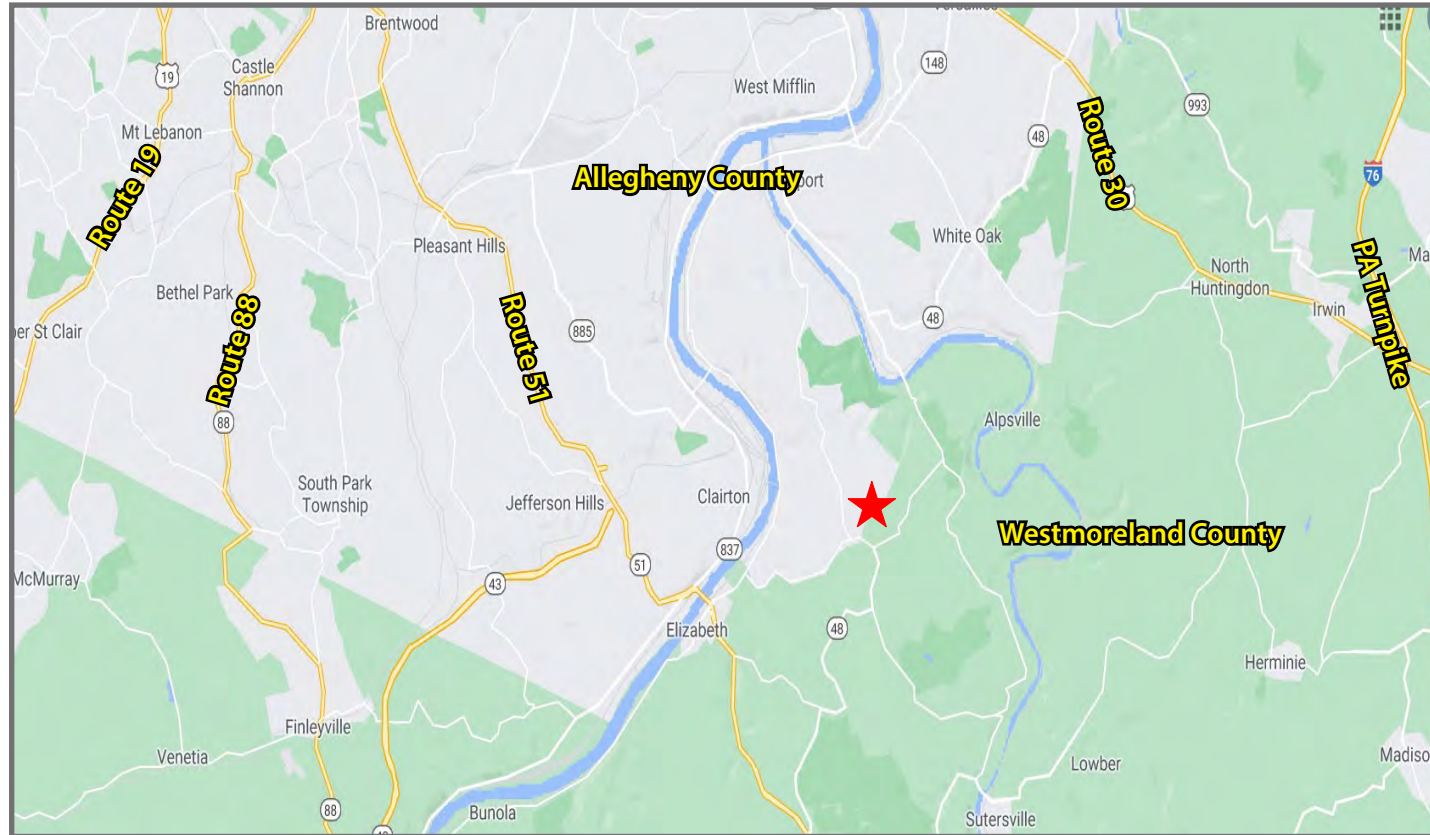


## 145 Broadlawn Drive

Elizabeth, PA 15037



### Investment Highlights

- Single-story 24,000 SF +/-
- Site Size - approximately 8.5 acres.
- Zoning - R2 / Suburban Residential
- Tax ID - 0999-D-00100 / 0998-A-00225
- Unique opportunity to acquire a former senior care facility (Closed in 4Q20)
  - 51 rooms (with a portion serving two beds), each with a private restroom
  - Shower areas in each wing
  - New asphalt shingle roof (October 2020)
  - Commercial grade equipped kitchen
  - Mechanical system upgrades
  - Year built/renovated - 1984 / 2019 / 2020

For more information please contact:

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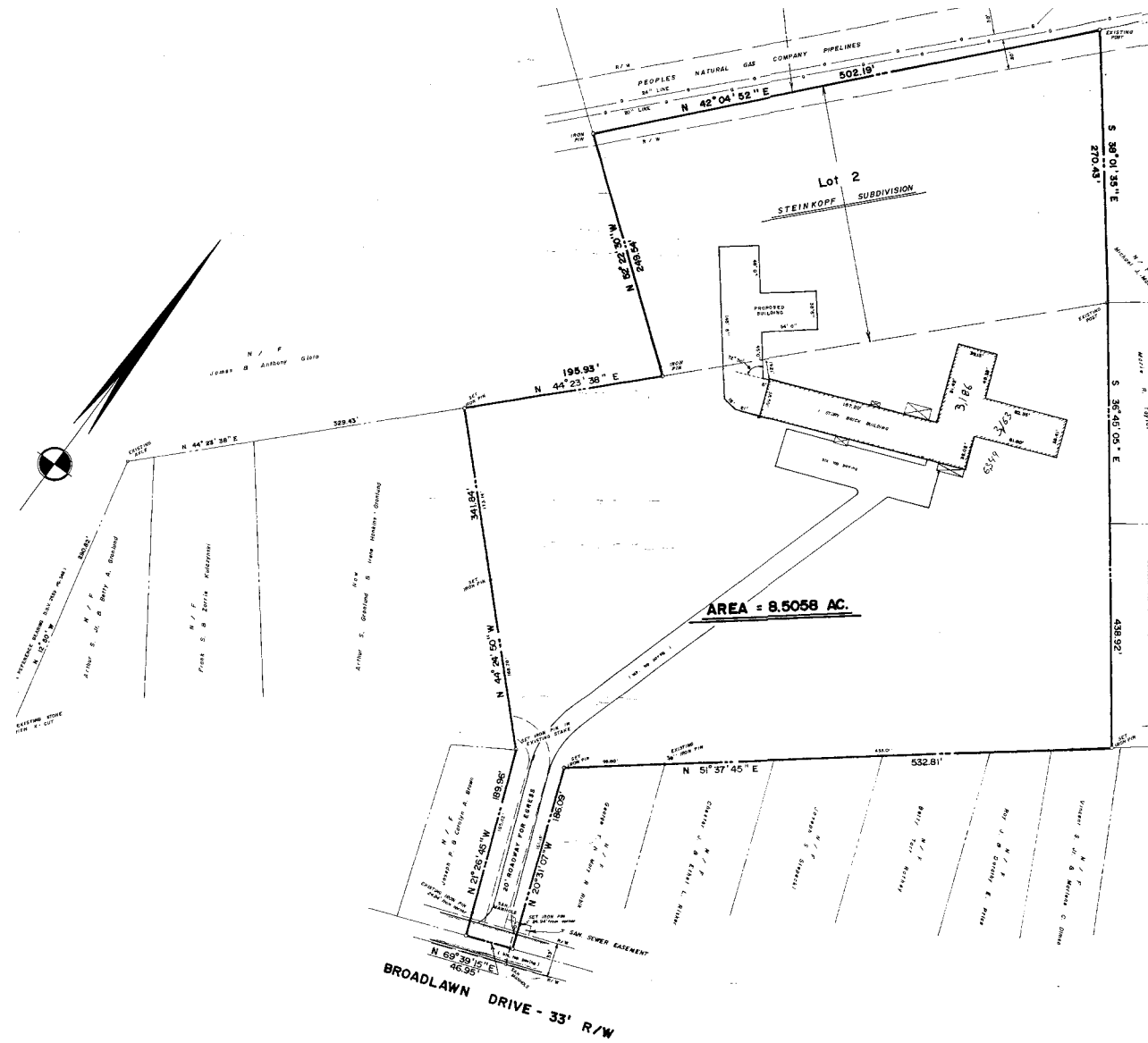
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**Joe Tosi or Taylor Iaboni**

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### Site Plan



### Floor Plan

