FORMER ASSISTED LIVING FACILITY

FOR SALE

522 N Main St Donna, TX 78537



SALE PRICE $799,000

Marsha Acosta, Broker Associate
(956) 560-8525
TX #626277

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COLDWELL BANKER COMMERCIAL RIO GRANDE VALLEY

PROPERTY SUMMARY

522 N MAIN ST
Donna, TX 78537



PROPERTY DESCRIPTION

This versatile, fully equipped property is ideal for entrepreneurs, healthcare providers, or service-based businesses. Conveniently located off Highway 2 with high visibility and easy access, it was previously retrofitted as a licensed assisted living facility (Small Type B) for up to 16 clients and has passed Life Safety inspections. The building includes 10 private rooms, 4.5 bathrooms, kitchen, office, laundry, storage, fire sprinklers, alarm system, and a gas-powered generator. Perfect for continued senior care use or adaptable for a daycare, medical/therapy clinic, office, or spa. Also available for lease.

PROPERTY HIGHLIGHTS

- Flexible Layout for Daycare, Clinic, or Spa
- Previously Licensed for 16-client Assisted Living (Type B)
- 11 Private Rooms, 4.5 Rooms
- Also for lease — Great for Users or Investors

OFFERING SUMMARY

Sale Price:	$799,000
Building Size:	4,188 SF
Market:	Rio Grande Valley
Submarket:	Donna

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INTERIOR PHOTOS

522 N MAIN ST
Donna, TX 78537







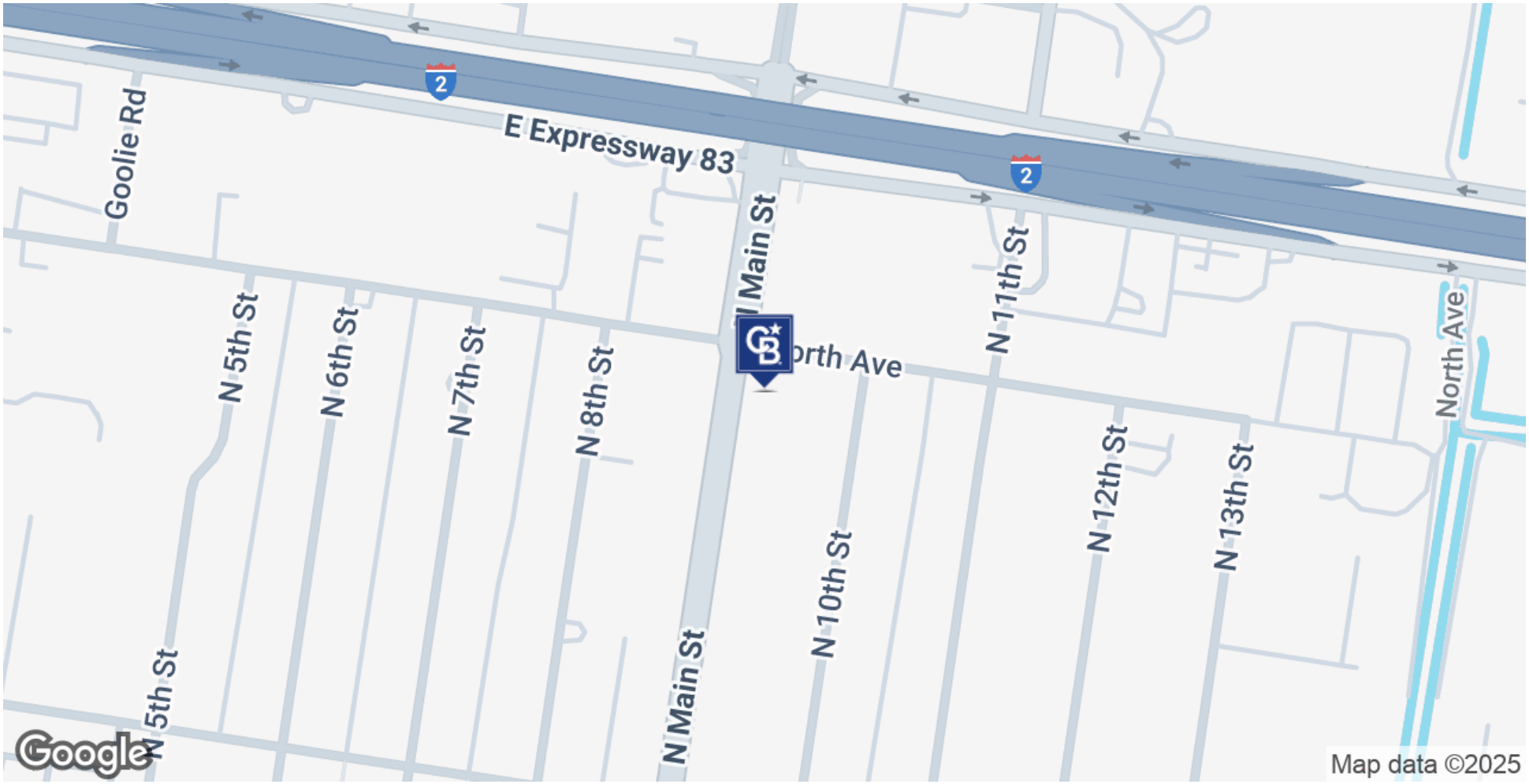
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LOCATION MAP

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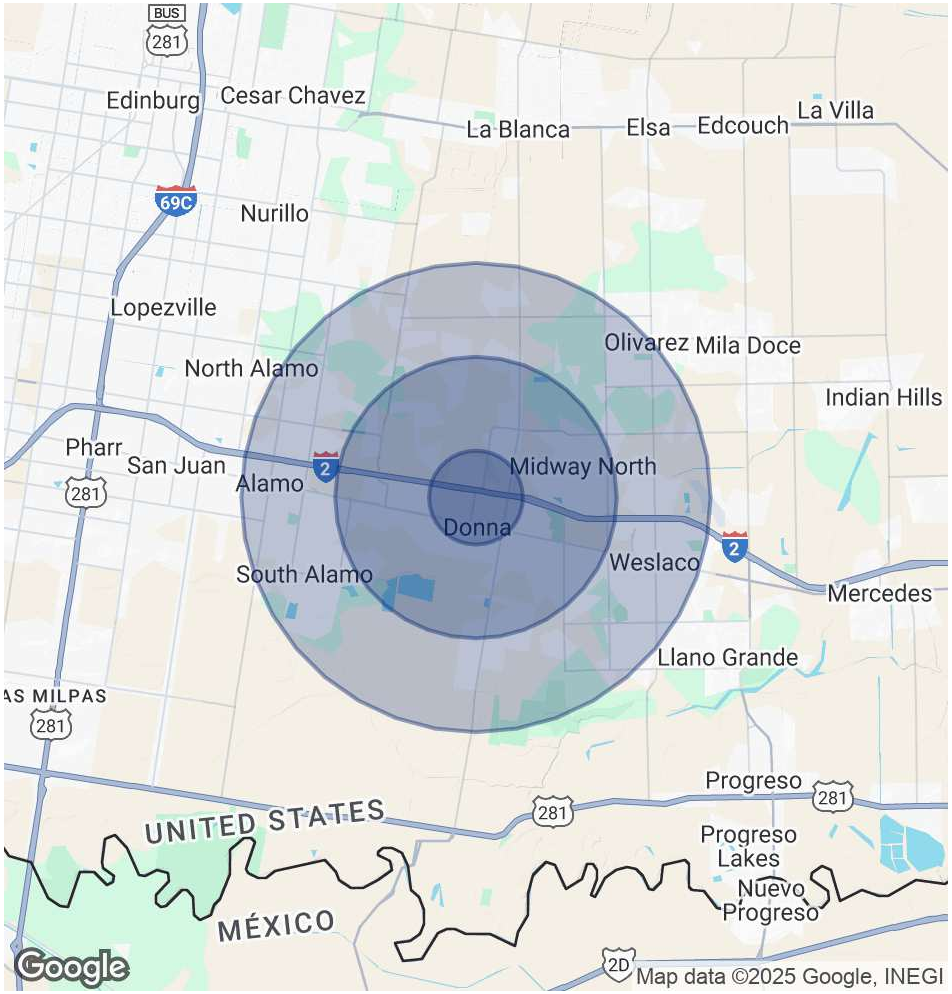
DEMOGRAPHICS

522 N MAIN ST
Donna, TX 78537

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,525	47,635	121,532
Average Age	36	35	35
Average Age (Male)	35	34	34
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,418	13,965	35,921
# of Persons per HH	3.1	3.4	3.4
Average HH Income	$51,460	$59,834	$61,261
Average House Value	$104,828	$111,663	$125,728

Demographics data derived from AlphaMap



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