

## Properties for Sale

1 1809 W Cerritos Ave, Anaheim, CA 92804



### Property Details

Price	\$1,050,000
No. Unit	0
Building Size	3,328 SF
Total Lot Size	9,448 SF
Property Type	Health Care
No. Stories	1
Building Class	C
Year Built	1957
Zoning Description	RS-2
Tax ID/APN	128-414-21
Status	Active

### Broker Information

Todd Chiriano  
(909) 861-1000

### Property Notes

### Sale Notes

PLEASE!! DRIVE BY ONLY!! DO NOT DISTURB THE TENANTS OR THEIR VISITORS!! DO NOT KNOCK ON DOOR ETC!! SHOWINGS ARE BY APPOINTMENT WITH LISTING BROKER ONLY!! CALL LISTING BROKER FOR AVAILABLE SHOWING TIMES!! ALL PRESENT MUST WEAR MASKS AT ALL TIMES!! This is a Terrific opportunity for the Buyer(s), at close of Escrow, to establish their own Senior Care Facility in this lovely property that is Zoned, Licensed and now operating as a California RCFE ( Residential Care Facility for the Elderly) since 2006. The Facility is Licensed for six (6) Beds. Located in beautiful Anaheim, close to Disneyland and convenient Shopping Centers. The Facility features 5+ Bedrooms, Charming living areas, kitchen, Activity area, Family room and Four (4) Baths. The Sq. Ft. of the Residence, now with the additions, per Title is Appx. 3,328 Sq. Ft. and is located on an Appx. 9,448 Sq. Ft. lot, with a large covered patio and outdoor activity area. All current additions and modifications of the Facility were done with approved permits. The sale of the property "does not" include the Business! The property will be vacant at Close of Escrow. Please call the Listing Broker with any and all questions. All aspects of the property, such as Sq. Ft. of land and Building, Zoning, Usage, etc. to be verified by Buyer(s) during Escrow Due-diligence period.

### Photos





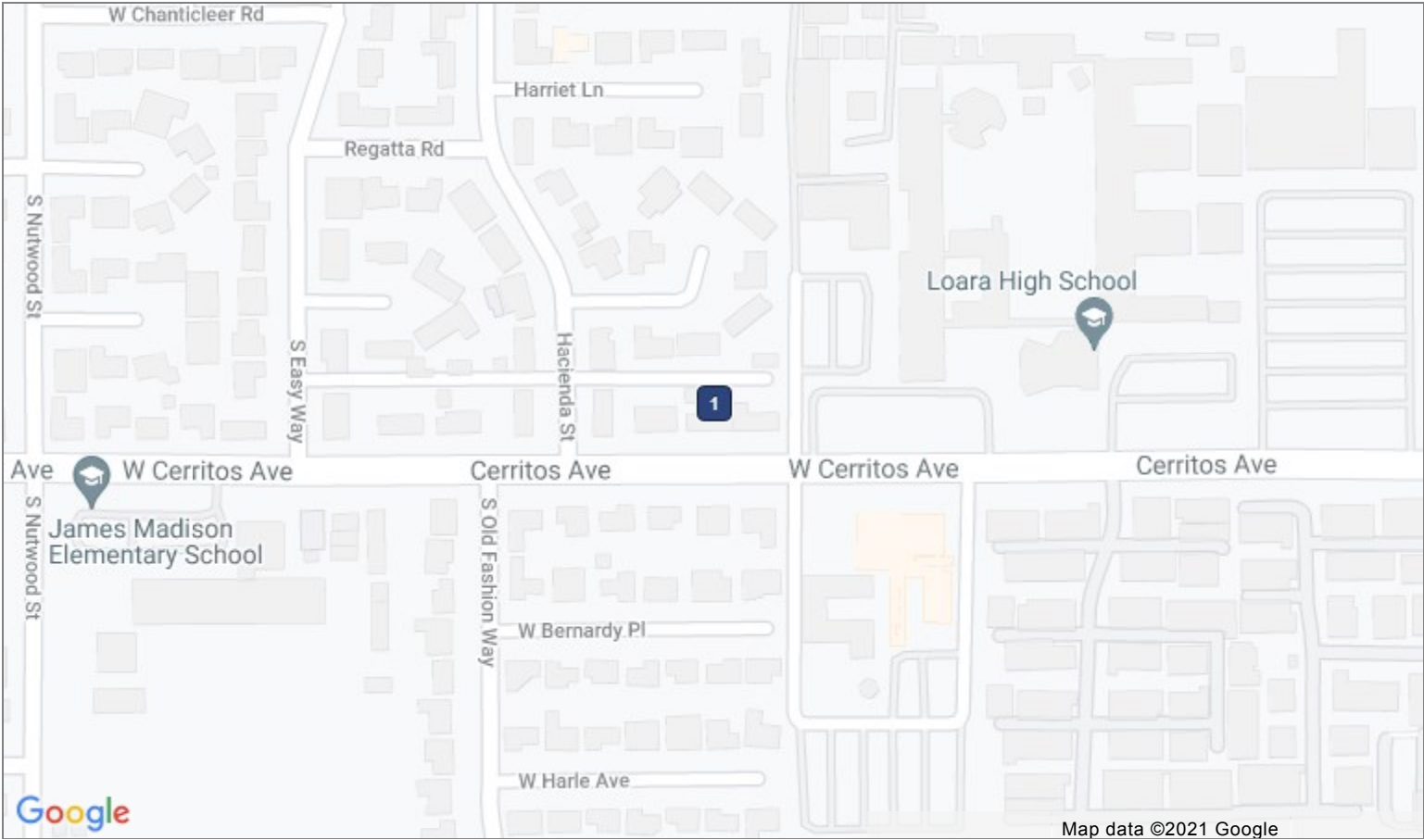








Map



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