

**Former Assisted
Living Facility -
Ideal for Other Uses**

Rosemont Place

127 South Sixth Street
Warner Robins, Georgia

Property Summary

- ◆ A 16,368 sf two-story building on 1.07 acres
- ◆ 1.28 acres of excess land
- ◆ Previously used as a 24 bed Assisted Living Facility, with potential for other uses.
- ◆ 18 private and 3 semi-private rooms
- ◆ Built in 1954. Renovated in 2001.
- ◆ Interior walls are painted drywall.
- ◆ Exterior is brick veneer and vinyl siding.
- ◆ Pitched metal roof
- ◆ Total electric except for stove
- ◆ Elevator
- ◆ A 34 unit Low Income Housing Tax Credit (LIHTC) Apartment Complex adjacent to property is for sale for \$995,000 (9.2 CAP Rate).



**Offering Price:
\$650,000**



FOR DETAILED INFORMATION CONTACT:

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or
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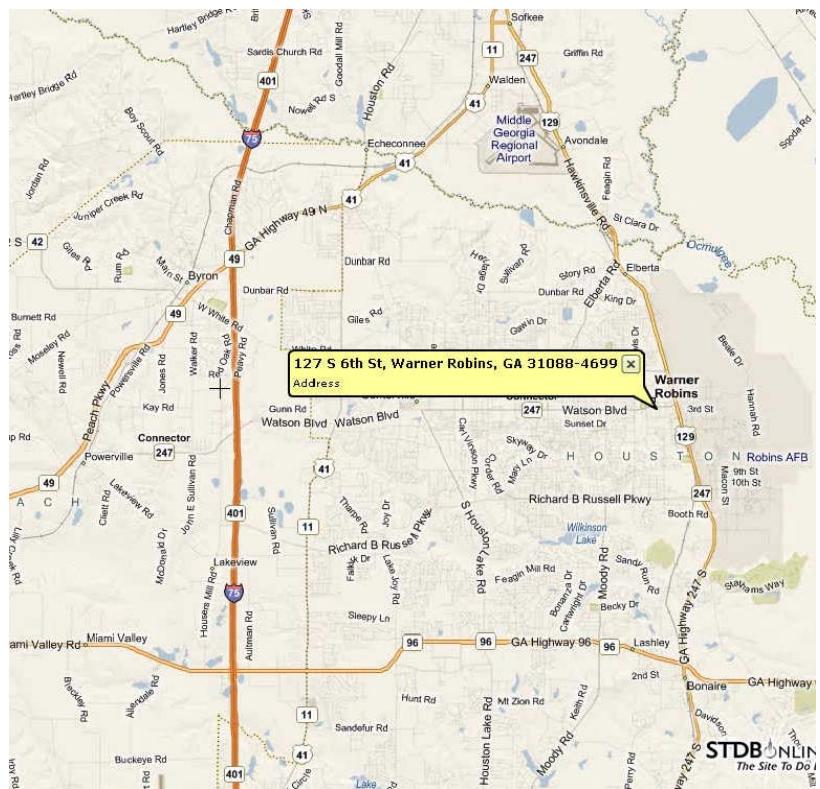
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Rosemont Place

Area Highlights

- ◆ Located 18 miles south of Macon, GA and 100 miles south of Atlanta.
- ◆ Estimated Population in 2009 was 53,532 for the city of Warner Robins, a 9% increase over 2000.
- ◆ Business Week Magazine named Warner Robins one of the Best Places to Raise Kids
- ◆ Money magazine named Warner Robins one of the Best Places to live in 2006.
- ◆ Cost of living rating of 79.2 (US Average = 100)
- ◆ Houston County Median Household Income in 2009 was \$55,974 compared to \$56,761 Georgia average.
- ◆ Houston County's current unemployment rate is 7.7%
- ◆ Primarily residential area in close proximity to downtown Warner Robins and Robins Air Force Base



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