



Residential Care Facility for the Elderly (RCFE)
Pending Assisted Living Waiver Program (ALW)

618 JUNIPER AVE. FULLERTON CA 92833

FOR SALE // ASSISTED LIVING FACILITY

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EXECUTIVE SUMMARY

We are pleased to offer an outstanding opportunity to acquire a beautiful 6-bed Residential Care Facility for the Elderly (RCFE) and pending ALW license situated in a highly sought-after neighborhood in Fullerton, located within Orange County. This property is nestled in a tranquil, private cul-de-sac, providing a serene and secure environment for residents.



**Assisted
Living
Facility for
Sale:
Exceptional
6-Bed
RCFE in
Prime
Fullerton,
Orange
County
Location**



PROPERTY OVERVIEW

****Location:**** Prime position in a desirable Fullerton neighborhood, ensuring easy access to amenities and a peaceful community setting.

****Property Details:**** This property has been recently renovated and features a newer roof, water heater, HVAC system, flooring, and fresh paint. It includes all furnishings and equipment, providing peace of mind and minimizing maintenance concerns.

– ****Accommodations:**** The home includes 4 spacious bedrooms, 3 well-appointed bathrooms, and a bonus room ideal for use as an office.

– ****Parking:**** Ample parking available, enhancing accessibility for staff and visitors.

LOCATION

Welcome to this delightful property located in the vibrant city of Fullerton

- **Nearby Attractions:** Enjoy the close proximity to popular destinations such as Disneyland and Knott's Berry Farm.
- **Community Amenities:** Easy access to schools, parks, shopping centers, and dining options.
- **Accessibility:** Convenient location in the heart of Orange County, offering both comfort and lifestyle.



PROPERTY PHOTO





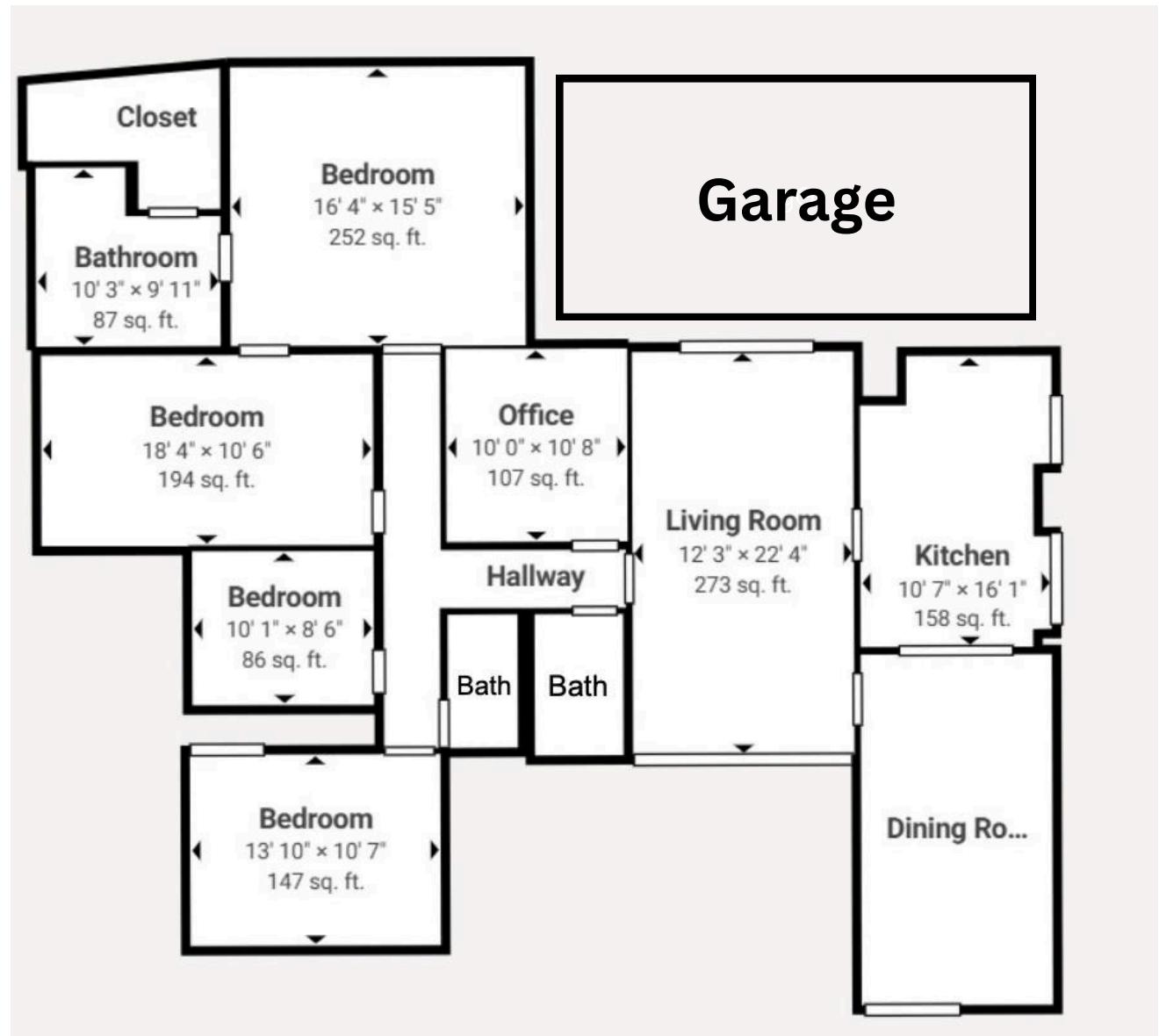
INVESTMENT HIGHLIGHTS

- The property and business are both included in a sale
- Fully licensed Residential Care Facility for the Elderly (RCFE)
- The transfer of the Assisted Living Waiver (ALW) license is pending, and its successful transfer to the buyer will be a condition of the closing process.
- The sale includes all furniture and equipment. This means that, upon purchase, the buyer will acquire these items along with the property or business.
- Delivered fully vacant.
- Private cul-de-sac, providing a serene and secure environment for residents.

This property represents a turnkey solution for investors or experienced operators seeking to expand within the growing assisted living market.

FLOOR PLAN

Size: 1,653sf
Lot Size: 7,068sf
4 Bedrooms + 1 Office
3 Bathrooms
2 Car Garage



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