

Sale Name: Bid HERE! 88 Bed Skilled Nursing Facility on 6+ Acres – Sweet Springs, Missouri Published Minimum Bid: \$500,000

LOT 1 - 88 Bed Skilled Nursing Facility on 6+ Acres – Sweet Springs, Missouri
Published Minimum Bid: \$500,000 | Sells to the Highest Bidder at or Above This Price



Description

Exceptional Healthcare or Redevelopment Opportunity in Central Missouri

Strategically located just off I-70, this expansive **31,765± sq ft healthcare facility** offers a compelling investment opportunity for healthcare operators, developers, and institutional investors. Sweet Springs is ideally positioned 30 minutes west of Sedalia, 45 minutes east of Blue Springs, and under an hour from Columbia, ensuring convenient access to major population centers throughout central Missouri.

Constructed in 1980 with a 20-bed addition completed in 1990, the facility is situated on **6.42± acres** and features:

- 32 single-occupancy rooms
- 28 double-occupancy rooms (56 beds)
- Full commercial kitchen and dining areas
- Administrative offices, nurse stations, and support areas
- Flexible layout adaptable for skilled nursing, assisted living, or other healthcare services
- Ample parking and landscaped green space

Note: Bed count is based on guidelines from the Missouri Department of Health and Senior Services. Bidders/buyers are responsible for verifying all counts independently.

Previously licensed as a **Skilled Nursing Facility (SNF)** and Medicare- and Medicaid-certified, the property is well-positioned for re-licensure or adaptive reuse. Vacant since May 2024 and currently winterized, **all existing contents convey with the sale**, including beds, furniture, and kitchen equipment—supporting a seamless transition for the next owner.

The facility previously generated consistent income under a **Triple Net Lease at \$22,000/month** for over 10 years, with tenants covering utilities, taxes, and insurance.

Regional healthcare support includes:

- Fitzgibbon Hospital in Marshall (20 minutes)
- Bothwell Regional Health Center in Sedalia (30 minutes)

Property Details:

- Saline County Parcel #: 02-26-10-11-01-003-006.000
 - 2024 Property Taxes: \$12,061
 - Zoning: Commercial
 - 10% Buyer's Premium Applies
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Unlock the Potential

Whether reopening as a skilled nursing facility, converting to assisted living, developing transitional housing, or repurposing for institutional or commercial use, this well-located facility offers **outstanding value and flexibility**.

Quantity: 1