

# FOR LEASE OR SALE

6632 S. 22ND STREET

ASSISTED LIVING / GROUP HOME OPPORTUNITY

GILBERT, AZ 85042



## PROPERTY FEATURES

<b>BUILDING SIZE</b>	5,824 SF
<b>LOT SIZE</b>	0.42 AC
<b>ZONING</b>	R-4
<b>PARCEL:</b>	122-90-426A
<b>LEASE RATE:</b>	\$20 SF/YR + NNN

CINDY MOY-ZHANG  
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LICENSE # SA701280000

BROOK MILLER  
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LICENSE # BR53397400

4365 E. PECOS ROAD GILBERT, A.Z. 85295

**RE/MAX**  
COMMERCIAL®

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## PROPERTY HIGHLIGHTS

- 5,824 SF
- Existing use permit for up to 32 beds
- Fenced in property with 3 courtyards
- Recently remodeled
- On-Site and street parking
- RV gate
- Ideal License Types includes:
  - Assisted Living
  - Sober Living
  - Behavioral Health
  - Juvenile Facility
  - Intermediate Care Facilities for Individuals with Intellectual Disabilities
- Located close proximity to:
  - I-10 Highway: +/- 3MILE
  - Sky Harbor Airport: +/- 5 MILES
  - Shops and dining: +/- 0.8 MILES
  - Valleywise Medical Hospital: +/- 6 MILES

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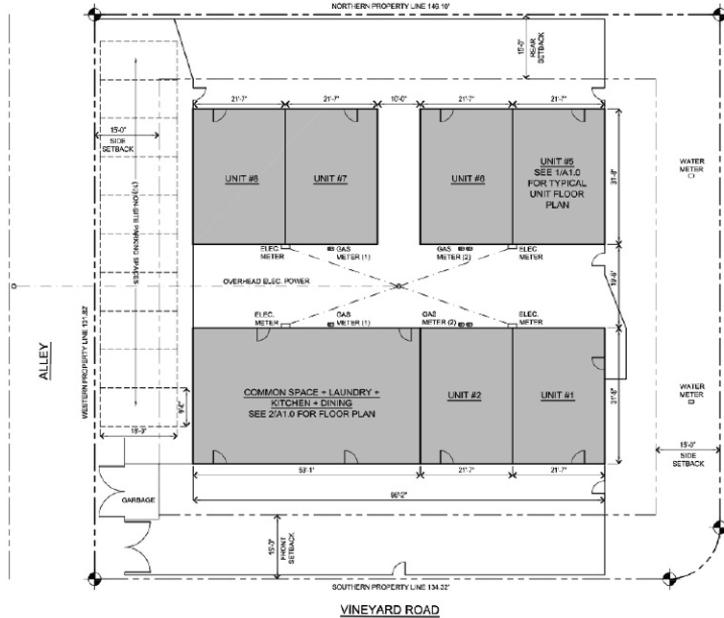
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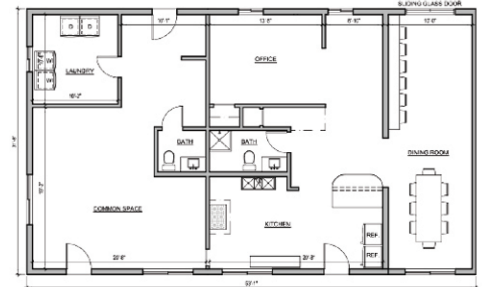
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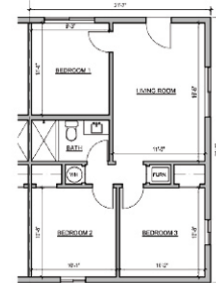
## SITE PLAN



## FLOOR PLANS



2. COMMON SPACE + LAUNDRY + KITCHEN + DINING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1. TYPICAL UNIT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

\*NOTE: SITE AND FLOOR PLANS ARE FOR REFERENCE LAYOUTS ONLY. MAYBE NOT BE ACTUAL SCALE.

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