

# LENDER ORDERED AUCTION

[www.assistedlivingauction.com](http://www.assistedlivingauction.com)

THURSDAY, AUGUST 10 • SEALED BID DEADLINE 4:00 PM CT

51,217 SQ. FT. 64-UNIT ASSISTED LIVING/MEMORY CARE/  
OPERATING CLINIC ON 3.06± ACRES OF LAND  
SELLING WITH ALL SUPPORT EQUIPMENT AND VEHICLES!\*

*FORMER GUNDERSON GARDENS/  
KENYON SENIOR LIVING/KENYON SUNSET HOME*



*Low Interest  
Financing  
Available!!*



KENYON SENIOR LIVING ENTRANCE AND OFFICE AREA  
PART OF THE \$2,489,000 - 31,367 SQ. FT. ADDITION BUILT IN 2004



NORTHFIELD HOSPITAL CURRENTLY LEASES THE  
3,540 SQ. FT. KENYON CLINIC FOR \$3,717/MONTH, \$44,604/ANNUALLY  
-NO EQUIPMENT FROM THE CLINIC IS INCLUDED IN THE AUCTION-\*

KENYON, MINNESOTA 55946 USA

**MAAS**  
companies inc

AUCTION DIVISION  
**507.285.1444**  
Rochester, Minnesota

# LENDER ORDERED AUCTION

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**THURSDAY, AUGUST 10**  
**SEALED BID DEADLINE 4:00 PM**  
**127 Gunderson Blvd., Kenyon, Minnesota 55946**  
**51,217 SQ. FT. 64 UNIT ASSISTED LIVING/MEMORY CARE/OPERATING CLINIC ON 3.06 ACRES OF LAND**  
**SELLING WITH ALL SUPPORT EQUIPMENT AND VEHICLES!**  
**FORMER GUNDERSON GARDENS/ KENYON SENIOR LIVING/KENYON SUNSET HOME**  
*Selling As An Entirety*

**SUMMARY:** Back in 1949, the Evangelical Lutheran Church (ELC) saw a need for long term care in local communities. This led to the purchase of the Ray Gunderson home for \$22,000 on August 22nd, 1949. At the time it opened in 1949, the Kenyon Sunset Home had a capacity of 10. Over the years, the support of the community provided the needed funds required to update and expand the facility. The first major construction project was a 16 bed addition built in 1958. Other additions came in 1962 with 11 beds, a remodeled kitchen and 1966 brought a 28 bed addition. In 1979, offices were added to the east side of the lobby area. In 2001, work began on designing Gunderson Gardens. Mayo Clinic collaborated with the City of Kenyon to have a clinic built on the end of the new senior living facility. The facility was finished in December of 2004 and the clinic was leased by Mayo Clinic. Mayo Clinic decided not to renew its lease in 2020 and Northfield Hospital + Clinic signed a lease for the space in 2021. Kenyon Senior Living announced the closing in the fall of 2022 due to financial reasons. At the time of the closure, they had 76 staff and an annual payroll of \$1.85 million. There is new low interest financing available to a new owner. Contact auction company for complete details.

#### PROPERTY INFORMATION:

Kenyon Assisted Living/Kenyon Sunset Home 41 Units, 127 Gunderson Blvd.  
• Gunderson Gardens 15 Units Assisted Living, 8 Units Memory Care,  
215 Huseth Street • Kenyon Clinic, 225 Huseth Street

Assessed Value: 2022 \$4,643,700 • Taxes: 2022 \$49,034 • Parcel ID'S: 66.280.0400, 66.360.0140, 66.360.0130, 66.100.0030, 66.280.0390, 66.280.0380, 66.280.0371, 66.180.0240 • Zoning: Multi-Family Residential R-3 • Utilities: Electric, Water, Sewer, Natural Gas • Parking: On-Site Asphalt, Off-Site Asphalt • Telephone, Security, Fire Alarm • Backup Generator: 200KW/200,000 Watts



**INSPECTIONS: Wednesday, July 19th • 9:00 am - 3:00 pm**  
**Wednesday, August 2nd • 9:00 am - 3:00 pm**  
**OTHER TIMES BY APPOINTMENT • 507-285-1444**

 **Matterport™ 360 Virtual Tour Available 24/7**



**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM**  
**REQUEST BIDDERS KIT FOR LEASE AND TAX/PARCEL INFORMATION**

THURSDAY, AUGUST 10 • SEALED BID DEADLINE 4:00 PM CT

**KENYON CLINIC- CURRENTLY OPEN/OPERATING-LEASED TO NORTHFIELD HOSPITAL FOR \$3,717/MONTH, \$44,604/YEAR**



**3,540 SQ. FT. CLINIC, DESIGNED/PREVIOUSLY LEASED BY MAYO CLINIC, 4-EXAM ROOMS, PROCEDURE ROOM, X-RAY, BREAK ROOM**



**KENYON SENIOR LIVING LOBBY/OFFICE/HALL TO ASSISTED LIVING/MEMORY CARE- ADDITION BUILT IN 2004- 27,832 SQ. FT.**



**ADDITIONAL PHOTOS OF KENYON SENIOR LIVING OFFICES AND LIBRARY/SITTING AREA IN GUNDERSON GARDENS**



**15 ASSISTED LIVING APARTMENTS- 1/2 BEDROOM- 655/805 SQ. FT, EACH WITH REFRIGERATOR/STOVE, AIR CONDITIONING, SHAIRED LAUNDRY, BUILT IN 2004**



**15 HIGHLY DESIRABLE ASSISTED LIVING APARTMENTS CONNECTED TO KENYON CLINIC!!**

**TERMS OF SALE**

**KENYON CLINIC LEASE:** The clinic consists of 3,540 sq. ft. The current lease commenced on October 1, 2021 and expires on September 30, 2025, with the option to extend the lease for additional two year periods. Landlord Pays Property Taxes and Utilities. The current rent payment is: \$3,717/month, \$44,604/annually. See Bidders Kit for full details..

**MANNER OF SALE/TERMS:** 10% Buyer's Premium. Sealed Bid Offers must be received by Thursday, August 10, at 4 pm CT. Offers must be accompanied by a \$20,000 earnest money deposit, (cashier's check or wire) and a completed Sealed Bid Form. Bids must be sent via a traceable courier to Maas Companies Inc at 6923 10 Ave SW, Rochester, MN 55902 or emailed to: maas@maascompanies.com. Sealed Bids are binding and non-revocable. All bids subject to Seller acceptance on or before Friday, August 11. Upon acceptance of bid, an additional (earnest money) deposit is due within 48 hours bringing the total monies in escrow to 20% of the purchase price. Balance due at closing on or before Thursday, August 31. Deposit monies are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. All sales are final. Everything is sold AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. Subject to Prior Sale. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct, but not guaranteed by the Auction Company. Any announcement made during the auction process takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Attorney David Jacobsen with Jacobsen Law Firm will oversee the closing. Please Note: Copier, Computers at Kenyon Senior Living and equipment belonging to Northfield Clinic are not included in the auction.

**BROKER PARTICIPATION:** Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, pre-registers no later than Thursday, August 10th (with the auction company) the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.



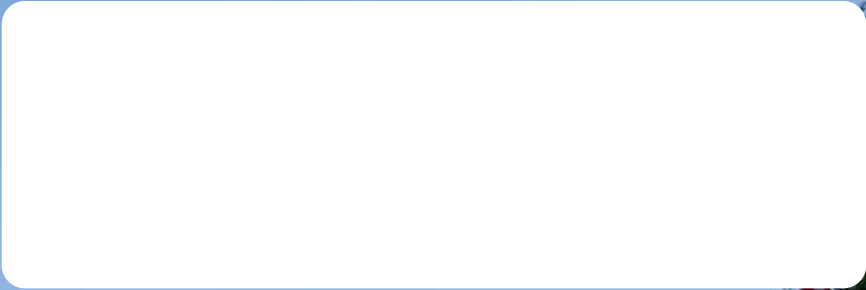
**AUCTION DIVISION  
507.285.1444  
Rochester, Minnesota**



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 Diane Maas, President, Maas Companies Inc  
 Tyler Maas, Principal Auctioneer Lic# 55-12003  
 www.maascompanies.com



**51,217 SQ. FT.**  
**64-UNIT ASSISTED LIVING/  
 MEMORY CARE/OPERATING  
 CLINIC ON 3.06± ACRES OF LAND  
 SELLING WITH ALL SUPPORT  
 EQUIPMENT AND VEHICLES!**



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**KENYON  
 CLINIC IS  
 OPEN  
 AND  
 OPERATING**

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 127 Gunderson Blvd.  
 Kenyon, Minnesota 55946

**BROKERS  
 WELCOME**  
*2% Broker  
 Participation*



# LENDER ORDERED AUCTION



**8 FURNISHED MEMORY CARE UNITS, COMMUNITY ROOM/KITCHEN, SHARED BATHROOM/LAUNDRY, CONTROLLED ENTRY, OUTDOOR PATIO**



**KENYON SUNSET HOME MAIN ENTRANCE, \$2.8 MILLION OF UPGRADES IN 2012, INCLUDING HVAC, FIRE SPRINKLER, FLOORING, ELECTRICAL**



**5 ASSISTED LIVING APARTMENTS- 2 ROOM- 304/455 SQ. FT., EACH WITH REFRIGERATOR/MICROWAVE, AIR CONDITIONING, SHAIRED LAUNDRY, RENOVATED 2012**

