

LIKE-NEW ASSISTED LIVING/CLINIC AUCTION

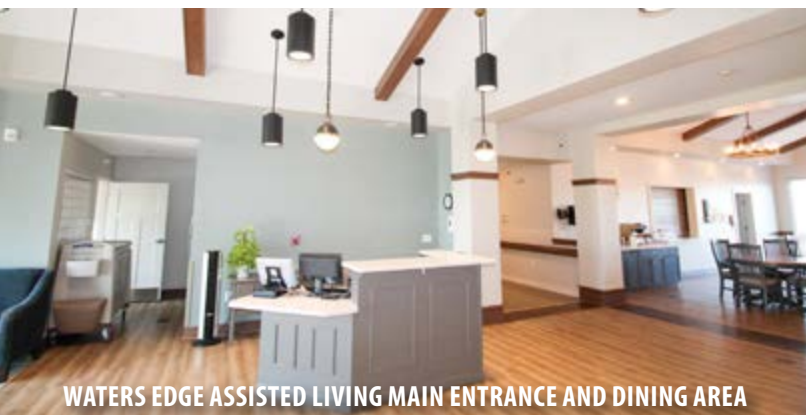
www.assistedlivingauction.com

THURSDAY, FEBRUARY 15 • SEALED BID DEADLINE 4:00 PM CT

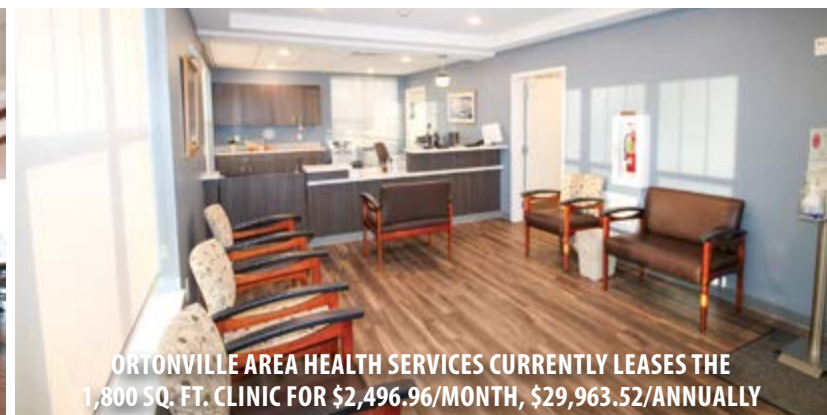
23,000 SQ. FT. 19 UNIT ASSISTED LIVING/
OPERATING CLINIC ON 7.24 ACRES OF LAND
SELLING WITH ALL SUPPORT EQUIPMENT

*WATERS EDGE ASSISTED LIVING
CLINTON COMMUNITY CLINIC*

*Low Interest
Financing
Available!!*



WATERS EDGE ASSISTED LIVING MAIN ENTRANCE AND DINING AREA



ORTONVILLE AREA HEALTH SERVICES CURRENTLY LEASES THE
1,800 SQ. FT. CLINIC FOR \$2,496.96/MONTH, \$29,963.52/ANNUALLY

CLINTON, MINNESOTA 56225 USA

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

LIKE-NEW ASSISTED LIVING/CLINIC AUCTION

www.assistedlivingauction.com



THURSDAY, FEBRUARY 15
SEALED BID DEADLINE 4:00 PM CT
322 County Highway 6, Clinton, Minnesota 56225

23,000 SQ. FT. 19 UNIT ASSISTED LIVING WITH GUEST SUITE/ OPERATING CLINIC ON 7.24 ACRES OF LAND SELLING WITH ALL SUPPORT EQUIPMENT WATERS EDGE ASSISTED LIVING CLINTON COMMUNITY CLINIC SELLING AS AN ENTIRETY

SUMMARY: Waters Edge Assisted Living and Clinton Clinic were designed to replace two existing businesses that had been located across the street from the current new building. The previous 22 bed nursing home/clinic Clinton Care Center, was originally built in the 1960's and has now been torn down. Waters Edge opened the doors to the new building in July of 2021. Waters Edge is now an Assisted Living Facility licensed for 22 tenants. The like-new facility has 4 types of apartments available: Studio, Deluxe Studio, 1 Bedroom and 2 Bedroom apartments. The large vaulted common areas have vaulted ceilings with hardwood beam accents. The beams are meant to recall the tall open buildings of Clintons grain milling history. The attached clinic is an affiliate of Sanford Health and part of Ortonville Area Health Services. The clinic serves both the general public and the residents of the attached assisted living facility. Complete office, kitchen, dining room, sitting room, exercise room, sun room and foyer lounge. Waters Edge Assisted Living is a 501c3 facility owned by Clinton Community Clinic, Inc. Shareholders.

PROPERTY INFORMATION:

Currently Licensed for 22-Assisted Living Residents Expiration Date 5/31/2024, 20-Total Apartments each with emergency call, consisting of: 2-2 Bedrooms (101,102), 4-Studio Plus (103,104,105,106), 4-1 Bedroom (107,108,109,110), 1-1 Bedroom Handicap Accessible (111), 1-Guest Suite (112), 8-Studio (113,114,115,116,117,118,119).

County: Big Stone County · Property Type: Exempt Comm. Non-Hst

· Assessed Value: \$1,557,700 · Taxes: 2023 · \$4,824

· Parcel ID'S: 17-0034-000, 17-0037-000, Zoning: No City Zoning

· Utilities: Electric, Water, Sewer, LP, Parking: On-Site Asphalt, Off-Site Gravel · Telephone, CCTV, Fire Alarm, Irrigation System, Backup Generator: Cummins C60N6 60KW MFG:12/15/2020



PERFECT OPPORTUNITY FOR NEW OWNER TO PURCHASE AT THEIR PRICE!!



INSPECTIONS: Tuesday, January 23rd · 9:00am-3:00pm
Tuesday, February 6th · 9:00am-3:00pm
OTHER TIMES BY APPOINTMENT

 Matterport™ 360 Virtual Tour Available 24/7



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

ORTONVILLE AREA HEALTH SERVICES CURRENTLY LEASES THE 1,800 SQ. FT. CLINIC FOR \$2,496.96/MONTH, \$29,963.52/ANNUALLY



CURRENTLY OPEN AND OPERATING 1,800 SQ. FT. CLINIC, EXAM ROOMS, PROCEDURE ROOM, BREAK ROOM, OFFICE/RESTROOM



WATERS EDGE ASSISTED LIVING MAIN ENTRANCE, LOBBY, OFFICES



MAIN DINING AREA, FIRESIDE SITTING ROOM, SUNROOM



FULLY EQUIPED COMMERCIAL PANTRY/KITCHEN WITH \$70,000 OF NEW APPLIANCES/FIXTURES



19 HIGHLY DESIRABLE ASSISTED LIVING APARTMENTS CONNECTED TO OAHs CLINIC!

TERMS OF SALE

OAHs CLINIC CLINIC: The clinic consists of 1,800 sq. ft. The current lease commenced on October 31, 2020 and expires in 2028. Landlord pays Property Taxes, Utilities-heating, A/C, electricity, water. The current rent payment is: \$2,496.96/Month, \$29,963.52/Annually. See Bidders Kit for full details.

MANNER OF SALE/TERMS: 10% Buyer's Premium Fee. Sealed Bid Offers must be received by Thursday, February 15, 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 about Friday, February 16. 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, February 29. 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 Kelsey Stock with Fluegel, Anderson, McLaughlin & Brutlag will oversee the closing. *Please Note: One clothes dryer and one carpet cleaning machine are borrowed and 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, February 15 (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

