



Benson Ag Land Realty
Presents
Chappell Health Care Facility



589 Vincent Ave, Chappell, NE

\$180,000

Built in 1949 with an addition in 2000, this health care facility features a variety of rooms including: residence apartments, offices, therapy, in-patient care, lounge and visiting, storage, utility, maintenance, daycare, kitchens, and cafeterias. Easy access via wide hallways, ramps, stairs, and an elevator. Main floor has 16,959 square feet and the basement has 9,954 square feet. The property has 30,700 square feet on a 2-corner lot in Chappell.

Basement features a former day care center, kitchen, warehouse, storage, file storage, body storage, and the maintenance spaces typical to a community hospital and senior care facility. Full fire suppression system, believed to be of the wet pipe variety; electrical switch gear, and considerable water purifying and heating equipment in basement.

Outside amenities include a patio, fenced playground area, facility backup generator, street frontage parking, and marked ADA parking spaces.

FOR PERSONAL SHOWING CALL

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Taxes: \$4,021.58 per 2020 valuation. Floor space: 16,959 square feet Property: 30,700 SF
MLS Number: 29264



Front lobby (right) and one of the small apartment living rooms (below).



Apartment rooms in the assisted/independent living area built in 2000.



The lobby and reception area near the center of the building (right) with the



elevator to the right of the photo and the former hair salon (above).

Large basement storage rooms on the south end of the basement (below and right).



Storage/file room (below) in the basement and the former daycare center (right) also in the basement.



The wrap around front porch and the street view of the backyard patio area.



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