



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1695

# **ASSISTED LIVING FACILITY FOR SALE IN EAST LAKE**



**722 EAST LAKE RD. SOUTH  
TARPON SPRINGS, FL 34688**

- STABILIZED ALF OPPORTUNITY IN NORTH PINELLAS
- GREAT EAST LAKE NORTH PINELLAS AREA
- SOLID INCOME PERFORMANCE WITH UPSIDE POTENTIAL
- EFFICIENT 10,615 SF BUILDING
- STRONG SURROUNDING DEMOGRAPHICS AND HEALTH CARE ACCESS
- LAND SIZE OF 4.40 ACRES
- PRICE: \$3,600,000



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REVISED: 12/12/25

## PROPERTY OVERVIEW

SI-1695

**ADDRESS:** 722 East Lake Rd. S  
Tarpon Springs, FL 34688  
School

**LOCATION:** East Lake Road S., South of Wentworth Golf Club, South of Forelock Rd., North of East Lake High

**LAND AREA:** Parcel #1: 2.17 acres  
Parcel #2: 2.23 acres } **TOTAL OF 4.40 ACRES**

**ZONING:** LI – Limited Institutional (Pinellas County)

**LAND USE:** ALF (10 or more units)

**DIMENSIONS:** Irregular

**FLOOD ZONE:** "X" (no flood insurance required)

**YEAR BUILT:** 1999 / 2006

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**PARKING:** 20 spaces

**UTILITIES:** Electric – Duke Energy

Water, Sewer & Trash – City of Tarpon Springs

**PRESENT USE:** Assisted Living Facility

**TAXES:** Parcel #1: \$19,542.38 / Parcel #2: \$2,863.30 (2025)

**MORTGAGE HOLDER:** N/A

**PARCEL ID's:** Parcel #1: 15/27/16/00000/320/0200

Parcel #2: 15/27/16/00000/320/0210

**TERMS:** Cash at Closing

**PRICE:** \$3,600,000

**TRAFFIC COUNT:** 61,500 AADT (East Lake Rd. South)

**NOTES:** East Lake Manor is a licensed, for-profit 30-bed assisted living facility located at 722 East Lake Road S in Tarpon Springs, Florida. Positioned on 2.17 acres and comprising 10,615 SF across two buildings constructed in 1999 and 2006, the property operates under AHCA License #9773 and has maintained stable ownership since 2003. The facility offers exclusively private accommodations and delivers a comprehensive suite of assistive care services, therapeutic programs, and structured social activities, supported by full emergency-power compliance. Financially, East Lake Manor demonstrates a resilient operating profile, with an average monthly per-resident rate of \$3,152 and a balanced private-pay/Medicaid-LTC payer mix, resulting in an estimated monthly revenue capacity of approximately \$94,560 under a conservative 70% operating expense framework. Adjacent to the primary facility, a 2.23-acre parcel held under the same ownership which provides a significant opportunity for future expansion or redevelopment, enhancing the long-term strategic potential of this stabilized senior-care asset.

**KEY HOOK #:** N/A

**ASSOCIATES:** Michael Monteclaro (727) 491-5621  
and Philippe Beau (727) 409-3465

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1695-2-02/18

**SHOWING INFORMATION:** By appointment only. Minimum 48 hours in advance.

