



**Walters, OK 73572**

**52 beds Nursing Home/Healthcare Building  
on 2.25 acres**

**600 E California Ave, Walters, OK 73572**



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### 52 beds Nursing Home/Healthcare Building on 2.25 acres

#### Property Highlights

- Attractive residential Area
- Large Property on Large Lot with many possible uses
- Redevelopment or Reuse Opportunity
- Priced to sell well Below Fair Market Value
- Great location 0.6 miles from Downtown Walters and part of Lawton OK Metro area (population 130,321)

#### ***Great investment opportunity:***

- 12,586 SF Healthcare building close to Downtown
- Great capital appreciation and income potential.
- Nursing Home with excellent operating income potential.
- Built in 1966, the property is a former nursing home. It can accommodate in its three wings 52 beds in 26 rooms and has 17 restrooms and three main shower rooms in total. Additionally, there are many outbuildings.

The one-story brick building sits on 2.25 acres (98,000 sq ft) in a great location, 0.6 miles from Downtown Walters in a pleasant residential area.

Sold with clear title - No back taxes or liens - Warranty deed

#### ***Features:***

- Brick building with nice red shingles
- Modern design
- Reception areas and medical subdivisions
- Parking lot
- Medical equipment connections, furniture and facilities
- 52 beds facility and 17 bathrooms
- Downtown location
- Fireplace
- storage area
- a large number of outdoor sheds
- sprinkler system
- 2.25 acres

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***Great Investment Opportunity- Suitable for a variety of uses:***

This is a great redevelopment or reuse opportunity. The property has been used as a nursing home and is ideal for reuse as a nursing home, assisted living or Senior/ elderly care retirement accommodation as it is already equipped for such uses and consequently offers great potential

***Zoning:***

The property is zoned R2, the following uses are allowed without the need to go through board of adjustments for rezoning:

- Nursing Home/Assisted living
- Apartments
- Senior/ elderly care retirement accommodation/ assisted housing
- School or educational center

The following uses would be acceptable subject to rezoning as they will need to go through board of adjustments for rezoning:

- Private or Acute care Hospital, Health care unit or Medical Center
- Offices
- Hotel/ Motel

***Description:***

This former nursing Home building which was built in 1966 is 12,586 SF and offers flexible space, convenience and on-site parking. It is a one-story accessible commercial solid brick building with attractive red roof shingles and a pleasant modern design. Internally, the property has lots of spacious well-proportioned rooms and nice and wide hallways and the rooms are in general light and airy. There are 26 rooms, 17 restrooms, there main shower areas and several other rooms of various types including several private offices and storage.

The property sits on a lot of 2.25 acres (98,000 sq ft). It is landscaped with grass, trees, shrubs, and gardens. The site provides ample parking for visitors, guests, and staff and there is ample space for as many parking spaces as needed. In addition to the main building, there are outbuildings or storage sheds at the back of the building.

The nursing home has 3 wings of rooms plus a main entry area, kitchen & dining area, and nurse's stations.

## **26 rooms:**

Rooms 1 and 10 have a private restroom.

Rooms 2-9 and 11-20 contain a restroom shared with the adjoining room.

Rooms 21-26 do not contain a restroom.

17 restrooms:

- . 4 single user restrooms
- . 2 private restrooms within a room
- . 9 shared restrooms within the rooms
- . 2 restrooms in "Washout" rooms

3 main shower rooms one in each wing

## ***Property Condition:***

In general, the main structure of the main building is in good condition, the brickwork is good, the roof is in good condition with no apparent leaks, the doors and windows are in good condition and operational. The HVAC systems were in working order when last used but have not been used for a while and will need checking, servicing and updating as needed and some are missing and will need replacing.

The electrical, the sprinkler system and the plumbing all looks intact with no sign of any damage but will need checking and maintenance and repairs may be needed. Repairs and renovation will also be needed as some areas of dry wall will need repairing and all floor tiles will need replacing.

property needs a full redecoration and clean up. The city is requesting that the rehab is done .

## ***Location:***

The property is situated in Walters, OK, 0.6 miles from Downtown Walters and 23 miles from Downtown Lawton. Walters's population is 2,779 people and since 2010, it has had a population growth of 8.8%. The property is located within the Lawton Metropolitan area which has a population of just over 130,000.

The property is bordered by ball fields to the North, nice residential neighborhoods to the east and the west, and raw land to the South. It is located in a great area for redevelopment, right across the street from Walters's city pool and recreational park.

## ***Airports:***

Lawton-Fort Sill Regional Airport	42 min drive	22.0 mi
Sheppard Air Force Base/Wichita Falls Municipal Airport	53 min drive	38.8 mi

The property is within short distance of many excellent schools, stores, restaurants, banks, stores and various local businesses, services and comprehensive local facilities and amenities as follows:

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## ***Location (contd.):***

### ***Restaurants***

Patman's Pizza (0.5mi), Tongs (0.6mi), Sonic Drive-In (0.7mi), Rockin H Land and Cattle Co. (7mi), Subway (15mi), Ann's Café (16mi), Pizza Hut (16mi), Cork Cap & Brew (16mi), Subway (16mi), Dry Beaver Supper Club (16mi), Leo & Ken's Truckstop Restaurant (17mi), Big Chef Restaurant (17mi), KFC (17mi)

### ***Coffee***

The Percolator (17mi)

### ***Bars***

Guitar Bar (16mi), He's Not Here (17mi), Fubar Saloon (17mi), Town House Club (17mi), Nitro Joe's (17mi), Blondie's Lounge (17mi), Legends Lounge (17mi), Kal's Place (17mi), The Zoo (17mi), Glen's Lounge (17mi), The Railhead Saloon (18mi), The Mug (18mi), Chele's Club (18mi), Dew Drop Inn (19mi), Creekside Lounge (19mi), Redneck Tavern (19mi), Triple R Bar L Tavern (19mi), Gertlestone's (19mi)

### ***Groceries***

E Z Go Foods (6.2mi), Cosmetic Specialty Labs (16mi), Country Mart (16mi), El Rodeo Meat Market (17mi), Discount Foods (17mi), East Gore Liquor Store (17mi), GNC (17mi), Southwest Sales (17mi), Paradise Liquor (18mi), Lawton Farmers Market (18mi), Country Mart (18mi), GreenAcres Market (18mi), Health Food Center (18mi)

### ***Parks***

Youth (0.06mi), Sultan (1.8mi), Sulton Park (2.5mi), Wichita Ridge Park (11mi), Kelly Thomas Field (12mi), Kiowa Park Number 2 (14mi), George M Lee Park (15mi), Chisholm Trail Ridge Park (16mi), Southside Park (16mi), Mocine Park (16mi), Harkey Park (17mi), Wonderland Park (17mi), Moneka Park (17mi), Beaver Creek Landing Park (17mi)

### ***Schools***

Walters Middle School (0.5mi), Temple Elementary School (7.2mi), Temple High School (7.3mi), Geronimo Middle School (9.6mi), Geronimo Elementary School (10mi), Grandview Public School (14mi), Flower Mound Public School (15mi), Big Pasture High School (15mi), Empire Junior High School (15mi), Union Baptist Christian Academy (16mi)

### ***Shopping***

Dollar General (0.4mi), Mac's Quik Mart (0.4mi), Buzzin Around Flowers (0.5mi), Dollar General (10mi), Affiliated Portable Buildings (16mi), Stripes (16mi), Dollar General (16mi), Convenience Store (16mi), Avenue C Glass (16mi), Bare Foot Convenience Store (17mi), Henderhan Printing & Awards (17mi), Antiques By Helen (17mi), Treehouse Garden Center (17mi)

### ***Entertainment***

Redbox (16mi), Mona's Club Old School (17mi), German American Club (17mi), Central Mall (17mi), Lawton Philharmonic Society (18mi), Great Plains Coliseum (18mi), Redbox (18mi), Lawton Community Theatre (18mi), Museum of the Great Plains (18mi), McMahon Memorial Auditorium (18mi), Comanche National Museum and Cultural Center (18mi), Vaska Theatre (19mi), Helens Club (19mi)

## ***Amenities (contd.):***

### ***Hospitals***

Comanche County Memorial Hospital (24 mi), Lawton Indian Hospital (26 mi), South West Medical Center (27mi), Duncan Regional Hospital (30 mi), Jefferson County Hospital (33 mi), Red River Hospital (41 mi), United Regional Health Care Hospital (42 mi), Kell West regional Hospital (47 mi), Electra Memorial Hospital (53 mi)

### ***Errands***

Cotton County Drug (0.3mi), US Post Office (0.5mi), The UPS Store (16mi), Southwest Oklahoma Fed Credit Union (16mi), City National Bank & Trust (16mi), Eastside Pharmacy (16mi), Arvest Bank (17mi), Sutherlands (17mi), Pat's Wash Tub (17mi), CVS Pharmacy (17mi), Aj's Hair Pizazz (17mi), CVS Pharmacy (17mi)

*(walkscore.com)*

## ***Demographics of 73572:***

Total population	3,734
Population growth since 2010:	8.8 %
White	72.8%
American Indian	13.4%
Hispanic	7.4%
Average Household Income	\$59,286

\* Loopnet

\* <https://www.incomebyzipcode.com/oklahoma/73572>

## ***Great Investment opportunity:***

UNIQUE OPPORTUNITY FOR THE SAVVY BUSINESS OWNER, DEVELOPER OR INVESTOR TO OWN A SUBSTANTIAL HIGH-INCOME PROPERTY FOR A DISCOUNTED PRICE.

### ***Nursing Home Operation:***

The property has been certified for 52 beds, there is no other nursing home in Walters, Ok with the nearest other nursing home being in Temple Ok which is about 13 miles away. There is therefore strong demand for this type of facility.

\*Ref: [senioradvice.com](http://senioradvice.com)

### ***Real Estate Taxes***

Cotton County, OK parcel ID: 0024-11-002-025-0-010-00

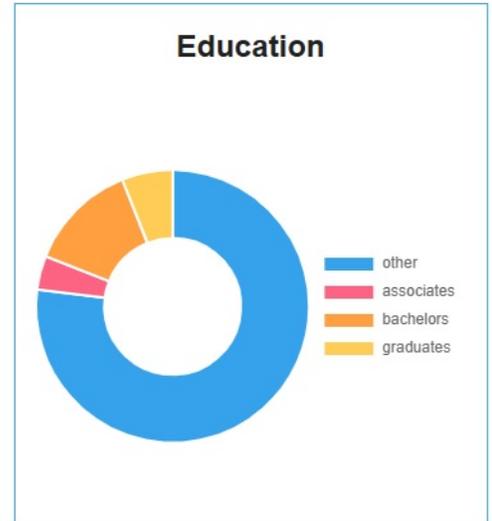
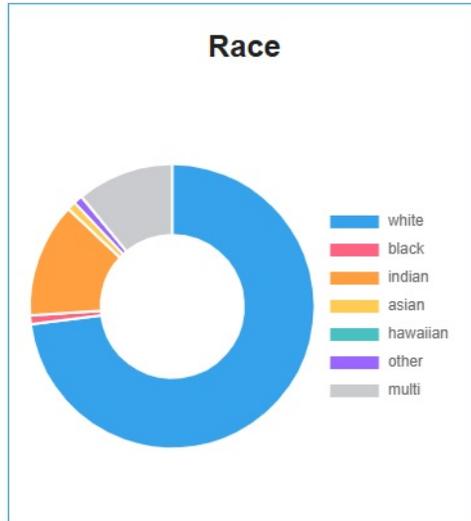
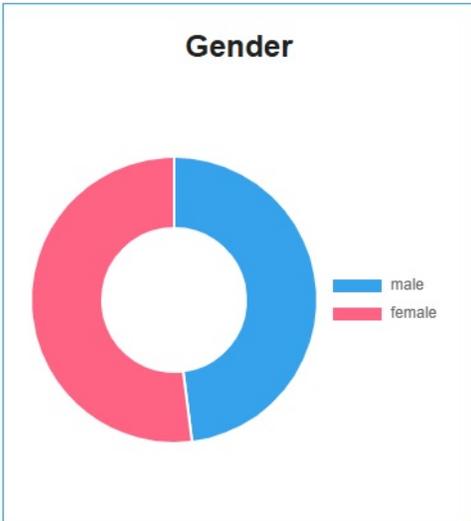
### ***Low real estate taxes:***

Total yearly taxes: 2019 : \$731.00

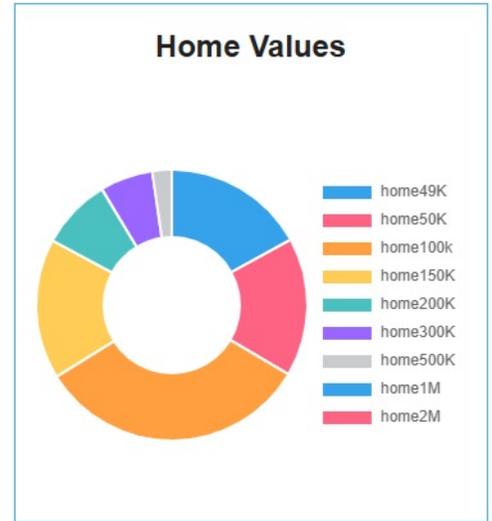
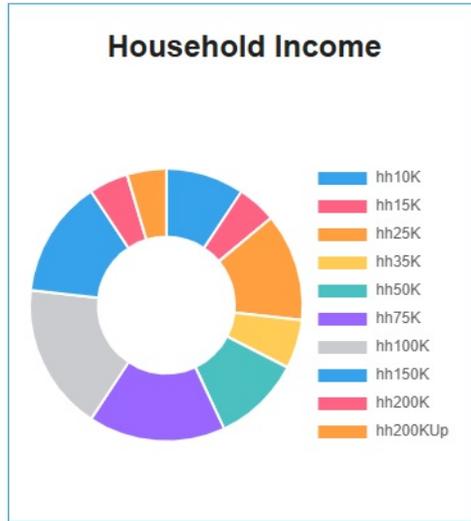
**PROPERTY IS SOLD AS IS, WHERE IS- WARRANTY DEED - CLEAR TITLE - NO BACK TAXES – NO LIENS**

# Walters OK 73572

ZIP Code 73572 Congressional District & Representatives



<b>Median Age</b>	40
<b>Avg / Household</b>	3
<b>Businesses</b>	52
<b>County FIPs</b>	33
<b>State FIPs</b>	40
<b>MSA Code</b>	0
<b>ZIP Class</b>	-



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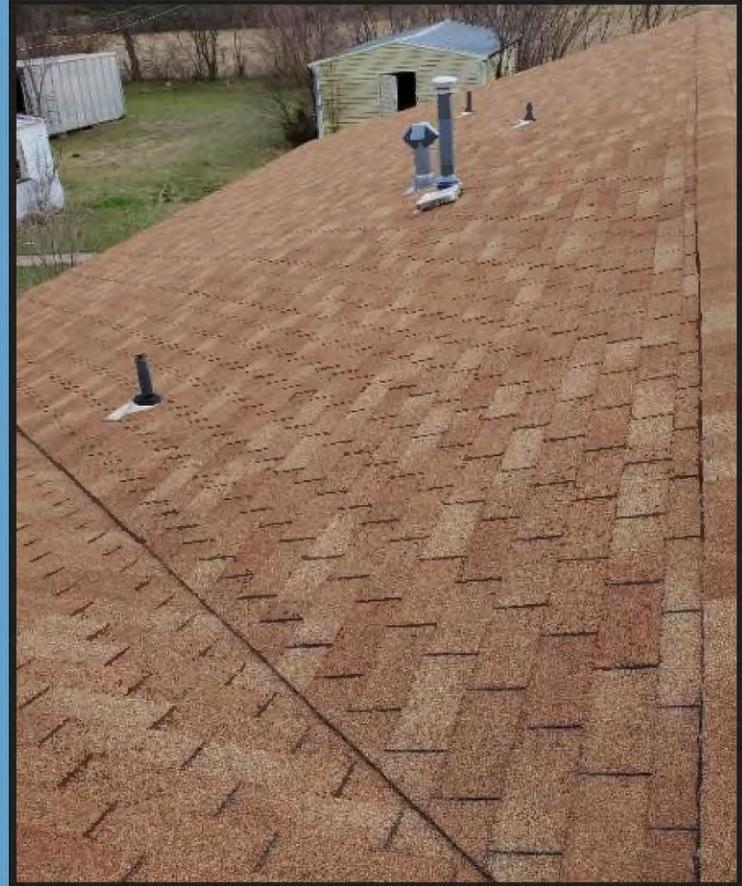
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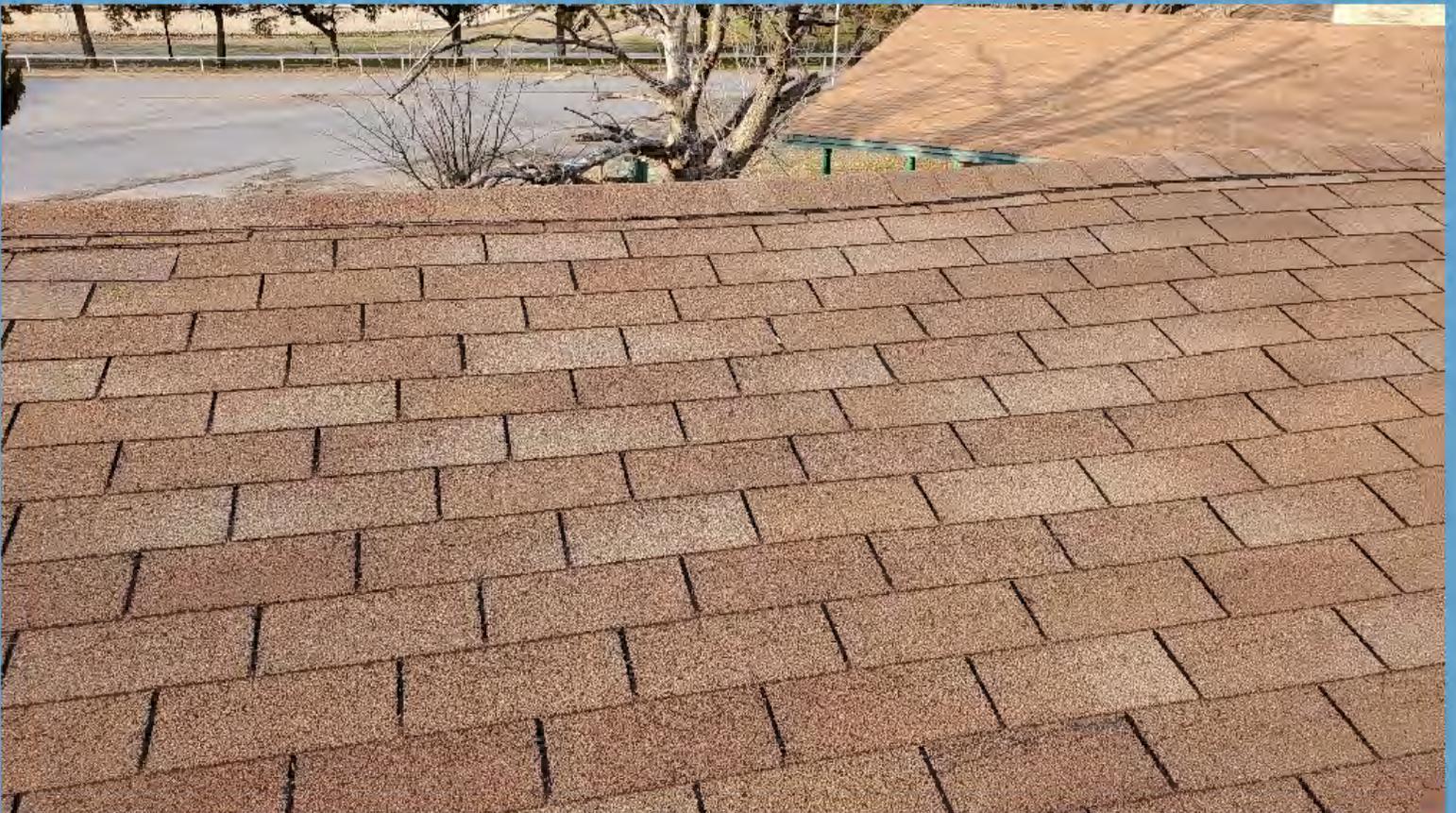
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**OUTBUILDINGS**



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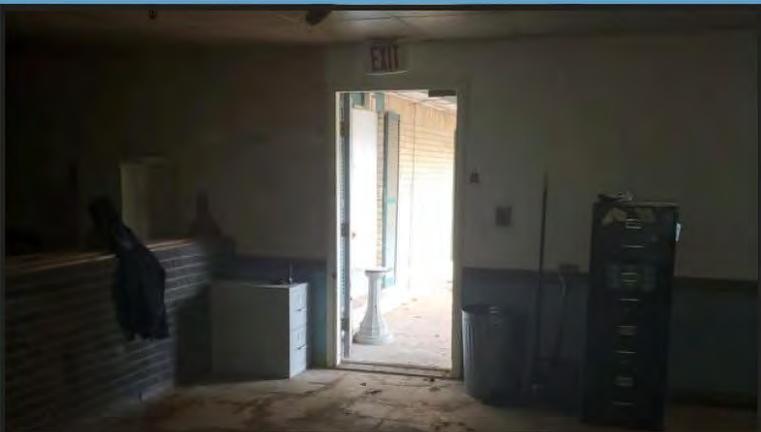
End of the outbuildings photos

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Internal Photos  
Main Building



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### PRINCETON COMMERCIAL B HOLDINGS LLC

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All buyers to do their own due diligence. No statement anywhere, whether express or implied, shall be deemed a warranty or representation by the Seller regarding these assets. Sale is 'As IS' and Buyers are responsible for building code violations (if any). All buyers are deemed to have relied entirely on their own information, judgments and inspections of the property in making the decision to purchase the property.