

RESIDENTIAL CARE FACILITY WITH CUP

PALM DESERT

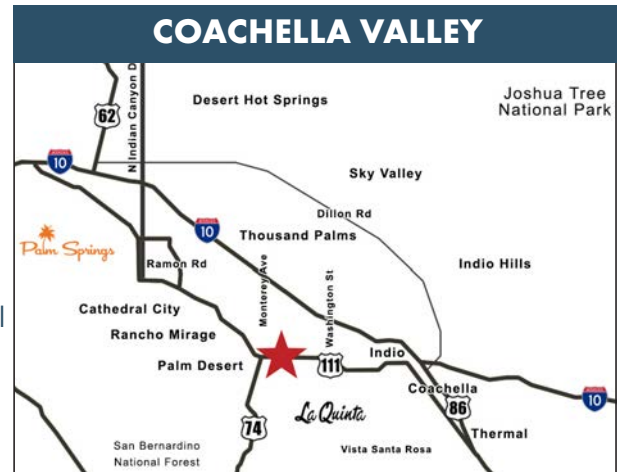


44755 DEEP CANYON DR, PALM DESERT

FEATURES

- Unique 6-bed, 7-bath residence and 1 bed/1 bath casita totaling 4,162 SF converted into a residential care facility in the heart of Palm Desert (total of 7 beds/8 baths)
- Conditional Use Permit (CUP) in place for a residential care facility or transitional housing
- 3,613 SF Main home includes 6 beds and 7 baths; 549 SF casita includes 1 bed and 1 bath
- Functional residence includes spacious main living area with fireplace and private bathrooms and patio access for each bedroom
- Expansive outdoor space includes large covered patio and outdoor kitchen, all fully enclosed
- Great location on Deep Canyon Drive just off Highway 111 with a myriad of dining, shopping, and entertainment just minutes away
- Easy access to all desert cities

PRICE: \$1,300,000 (\$312/SF)



VICINITY MAP



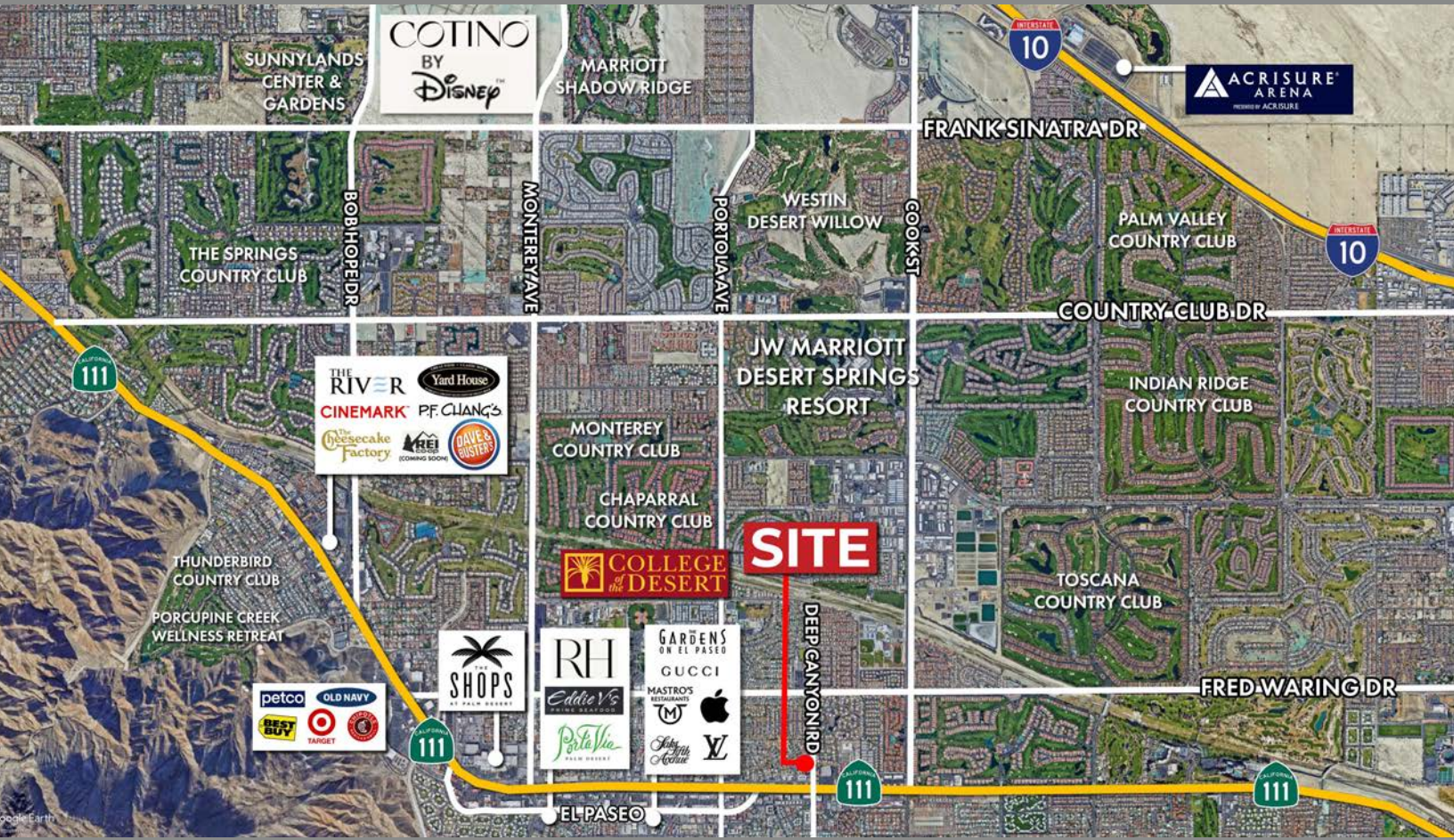
SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

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44755 DEEP CANYON, PALM DESERT
LOCATION OVERVIEW



SITE AMENITIES

- **Location:** 44755 Deep Canyon Dr, Palm Desert
- **APNs:** 625-075-006
- **Parcel Size:** 0.3 AC (13,068 SF) (According to County Assessor's Information)
- **Zoning:** DE - O (Downtown Edge, Transition Overlay)
- **General Plan:** [Downtown](#)
- **Year Built:** 2011
- **Electricity:** One Meter
- **Water:** One Meter
- **Parking:** 9 spaces / Automatic gate
- **Roll-Up Doors:** One (1) Ground Level
- **HVAC:** Two HVAC units in main home; mini-split in casita
- **Comments:** Rare opportunity to acquire a uniquely-designed residential care facility with permitting in place. Its functionality and desirable location add additional value to this exciting investment opportunity.

PROPERTY PHOTO



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,961	62,217	123,498
No. of Households	5,737	29,795	58,054
Avg. Household Income	\$109,572	\$124,522	\$125,255

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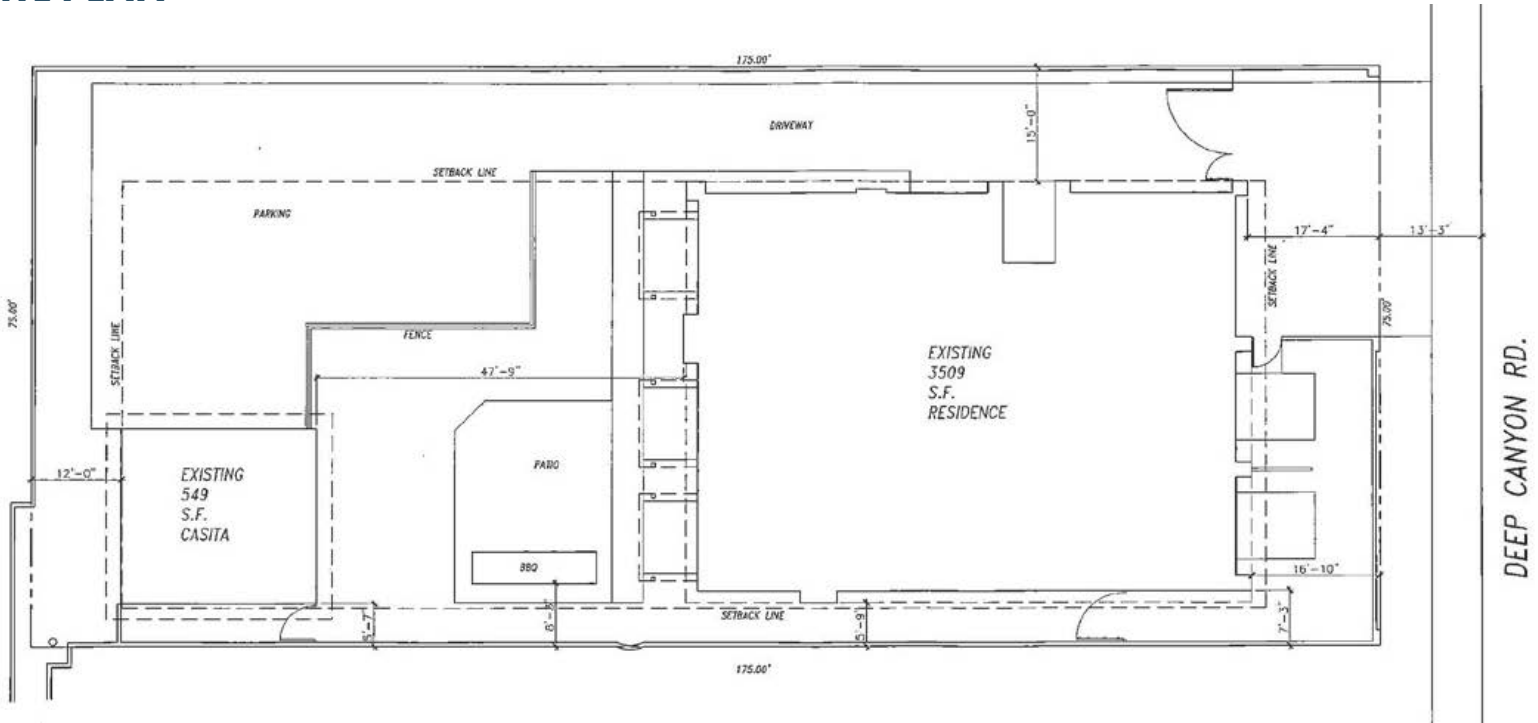
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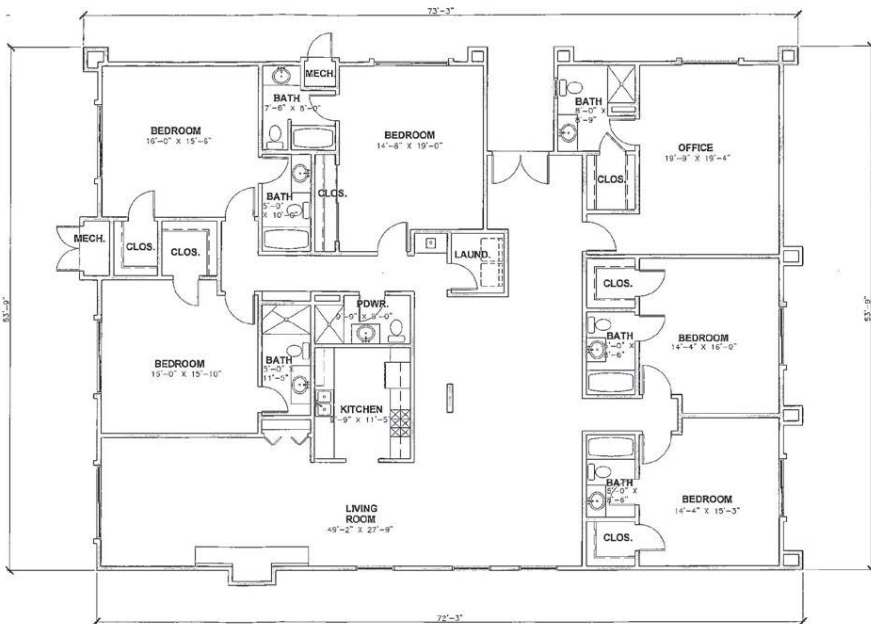
44755 DEEP CANYON, PALM DESERT
FLOOR PLAN AND SITE PLAN



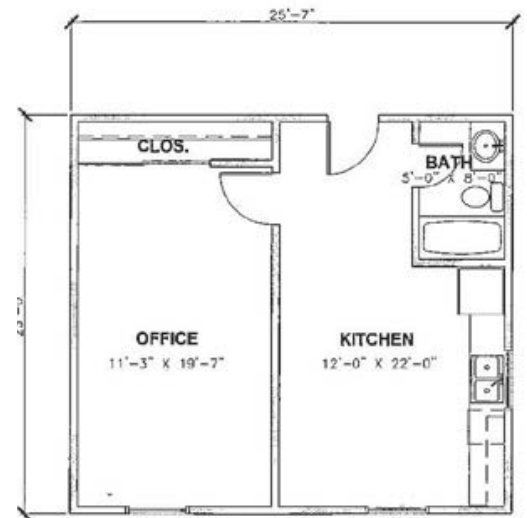
SITE PLAN



FLOOR PLAN



MAIN HOME FLOOR PLAN



CASITA FLOOR PLAN

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PROPERTY PHOTOS



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44755 DEEP CANYON, PALM DESERT

PROPERTY AERIALS



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