



2508 W CRAWFORD STREET
DENISON, TX 75020



\$895,000



3,875 sqft



10 beds



8 baths

DESCRIPTION

Previously licensed as a TYPE A 12 bed assisted living home remodeled and ready for a New Operator! This home has Newly installed HVAC systems and PTAC systems in the residents rooms with ensuite half baths! Ideal for operators seeking to expand or investors entering the growing senior care market. Additional details and off-market operational offerings available upon request. Contact listing agent for full information. Previously licensed Type B Assisted Living Facility (11 beds). Rare opportunity to acquire a vacant residential assisted living home that has been formerly licensed and purpose-built for senior care operations. This property is part of a larger offering of 10+ residential assisted living homes, available individually or as a portfolio, including properties currently licensed or previously licensed for 8–16 private beds as potential ALF Type A or Type B. While currently unlicensed, the home has been extensively modified for assisted living use, offering strong potential for re-licensure or change of ownership, subject to HHSC approval. Improvements include ADA-compliant renovations, accessible bathrooms, open and spacious common areas, and installed fire sprinkler and alarm systems, meeting key life-safety infrastructure requirements. Ideal for operators seeking expansion or investors entering the senior care market. This property provides a turnkey physical plant to quickly relaunch operations or scale alongside additional homes. Additional details and off-market operational offerings available upon request. Contact listing agent for full information.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21169308

YEAR BUILT: 2017

COUNTY: Grayson

TRACT OR SUBDIVIION: Goldman Add

LIST DATE: 02/04/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,875

TOTAL BEDS: 10

FULL BATHS: 3

HALF BATHS: 5

ACRES: 0.31

LOT SIZE (SQFT): 13,460

INTERIOR FEATURES

FIREPLACE:

- Electric
- Insert

FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Traditional
- Detached

PARKING:

- ConvertedGarage
- Concrete
- Driveway
- Lighted
- OnSite
- OffStreet
- Oversized
- ParkingLot

ROOF TYPE:

- Composition

YARD/GROUNDS:

- RainGutters
- Storage

SIDING:

- Brick

POOL TYPE:

- None

FENCING:

- BackYard
- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- NaturalGas
- WallFurnace

UTILITIES:

- ElectricityConnected
 - SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- HighSpeedInternet
- CableTv
- WiredForSound

SECURITY FEATURES:

- FireAlarm
 - FireSprinklerSystem
 - SmokeDetectors
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LISTED BY: Aaron Morrow 

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BROKERED BY: Coldwell Banker Apex, REALTORS