

Miami-Dade hospital sold to nursing home operators

By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal
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Westchester General Hospital, which does business as Keralty Hospital in Miami, was sold to a group that primarily operates nursing homes.

Doral-based Sanitas USA sold the 125-bed hospital at 2500 S.W. 75th Ave. to Coral Terrace Hospital, managed by Bent Philipson and Leo Friedman, who both own multiple nursing homes and assisted living facilities in New York and Florida. Miami-based investment bank Cassel Salpeter & Co. said it represented the buyer in the deal, but declined to disclose the financial terms or say what the buyer would do with the property.

Sanitas USA [acquired the hospital](#) in 2020; those terms were not disclosed either.

“We are proud to have guided this hospital full circle, having advised on its sale in 2020 and now supporting its acquisition by Coral Terrace Hospital,” Cassel Salpeter Chairman James Cassel said. “This transaction preserves a vital community hospital that has long been a heartbeat in South Florida. By acquiring both the operations and the associated property, Coral Terrace Hospital gains flexibility to grow in the health

care market, while ensuring the hospital's legacy continues to serve the local community for years to come.”

Laura Salpeter and Edward Kropf of Cassel Salpeter assisted with the deal. Greenberg Traurig attorneys Carol Barnhart and Anthony Fernandez represented the seller.

According to Florida records, Keralty Hospital had a bed occupancy rate of 44.6% in 2024, when it posted a net loss of \$8.8 million on net operating revenue of \$53.5 million.

Philipson has purchased numerous nursing homes in South Florida before. However, he has encountered some legal trouble with a nursing home in New York.

In 2022, New York Attorney General Letitia James filed a lawsuit against Cold Spring Hills Center for Nursing and Rehabilitation and owner Philipson, accusing them of diverting over \$22.6 million in Medicaid and Medicare funds from resident care to benefit the owners. In 2023, that lawsuit was resolved after a judge ruled the nursing home must pay \$2.65 million to benefit employees and appoint a health monitor. However, Cold Spring Health Center filed Chapter 11 bankruptcy in early 2025. It was later sold for a nominal amount to a new operator.