

# Harmony Christian Care & Learn

## 1064 E Wattles Rd, Troy, MI 48085



Listing ID:	30628272
Status:	Active
Property Type:	Office For Sale
Office Type:	Office Building
Gross Land Area:	1.33 Acres
Sale Price:	\$765,000
Unit Price:	\$123.89 PSF
Sale Terms:	Purchase Money Mortgage
Nearest MSA:	Detroit-Warren-Dearborn
County:	Oakland
Tax ID/APN:	2023100078
Zoning:	B2 / R-1C
Property Use Type:	Business
Building/Unit Size (RSF):	6,175 SF
Property Visibility:	Excellent
Parking Type:	Surface



### Overview/Comments

- Established fully licensed daycare opportunity; Ideal for expanding or new daycare operator.
- State licensed for 109 children.
- Well maintained 6,175 SF building, features a large secure yard with multiple finished outdoor play areas.
- Operation is "turn-key" with all FF&E available with building.
- Well patronized by adjacent upscale neighborhoods; business is active.
- Prominent Troy address with excellent visibility.
- 293' of Wattles Road frontage.
- 22 open surface parking spaces (w/ land to expand).
- Easily converted to medical or general office or an alternative retail use.
- Good central proximity to Troy Beaumont, Children's Hospital of Michigan & Henry Ford Medical Center.
- Strong traffic counts of 46,000 VPD & excellent demographics.
- Ample open surface onsite parking.

#### More Information Online

<https://cie.cpix.net//listing/30628272>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Sean Jamian

Dominion Real Estate Advisors  
 248-804-7758 [M]  
 248-399-9999 [O]  
 sjamian@dominionra.com



#### Eric D. Banks

Dominion Real Estate Advisors  
 248-760-2525 [M]  
 248-399-9999 [O]  
 ebanks@dominionra.com