



# Daycare For Sale or Lease

**Address:** 6223 Patrick Henry Blvd. Bealeton, Virginia 22712

**Square Feet:** 8,556 SF

**Sale Price:** \$2,790,000 (\$326 PSF) or **For Lease:** \$23 PSF NNN

**County:** Fauquier

**Year Built:** 2007

**Zoning:** C1

**Lot Size:** 1.04 Acres

## Property Highlights

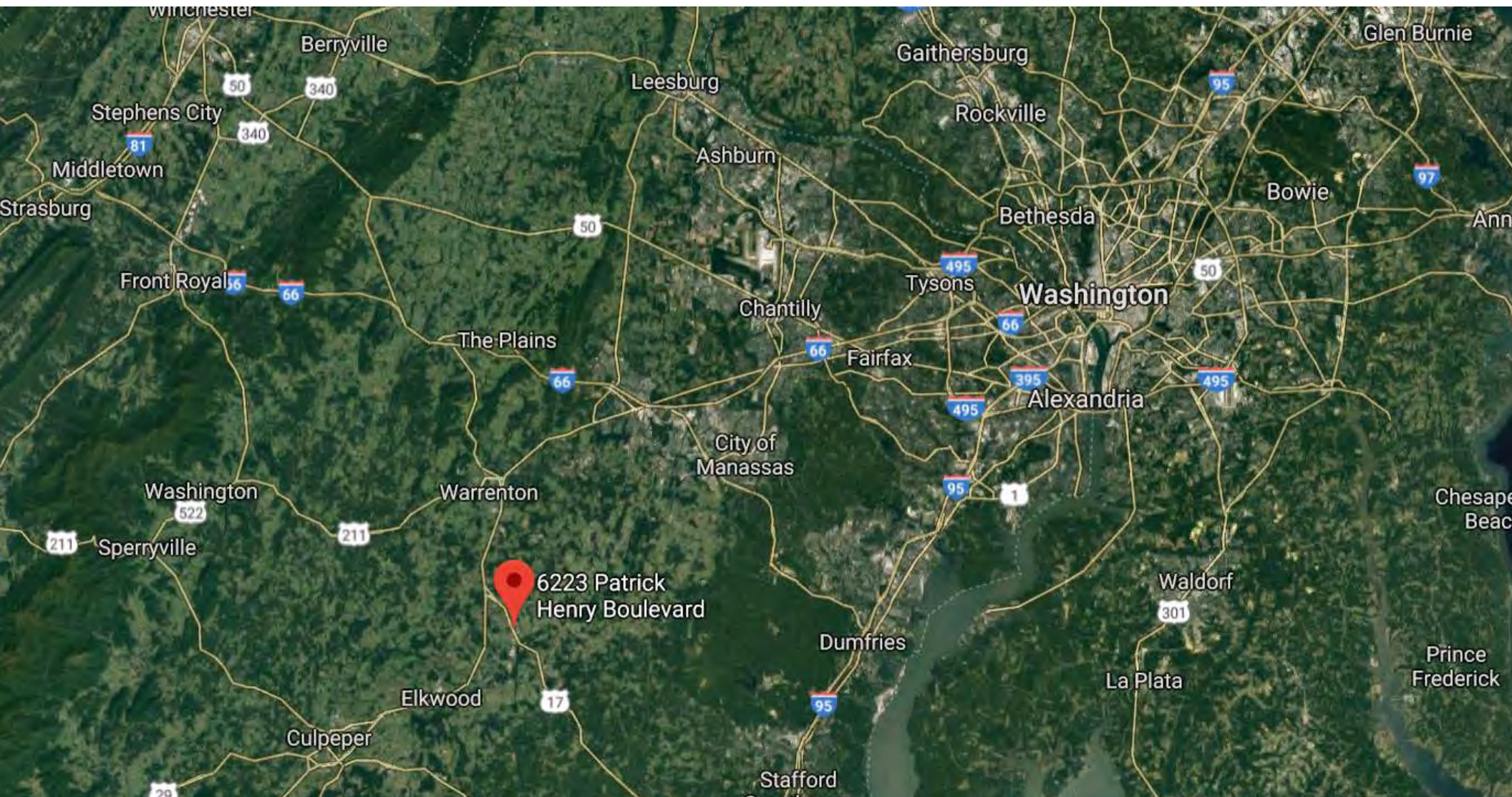
- ▶ Freestanding daycare building / Previous Children of America Education Center for sale or lease with outdoor playground.
- ▶ Up to 174 Students.
- ▶ Around 40 free surface parking spaces.
- ▶ Excellent neighborhood location near multiple residential communities including Aspen Club Apartments.
- ▶ Perfect use for daycare, veterinarian, urgent care, etc.



# LOCATION MAP



# AERIAL



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*Connect With Us*

**Erik Ulsaker**

Director  
703.861.0373  
[eu@lnf.com](mailto:eu@lnf.com)

**Matthew Garcia**

Director  
703.873.5760  
[mgarcia@lnf.com](mailto:mgarcia@lnf.com)

**Jaclyn Purzycki**

Marketing Analyst  
703.873.5706  
[jaclyn@lnf.com](mailto:jaclyn@lnf.com)