

FOR SALE



LICENSED DAY CARE & INCOME PROPERTY



LOCATION: St Cloud MN

YEARS ESTABLISHED: Same owners for 24 years

BLDG SIZE: 9,482 SF - Day Care center occupies 6,122 SF on the Main Floor

EMPLOYEES: 24

WEEKLY RATES: \$170 - \$200

PROGRAMS: Infant, Toddlers, Preschool and School Age programs

APARTMENTS: Four well maintained upper level apartments. Rarely a vacancy.

RENTAL INCOME: \$46,762

DAYCARE INCOME: Call for details

ASKING PRICE: Was \$795,000 NOW \$639,000 (includes real estate and FF & E)

TERMS: Cash or terms acceptable to seller

This is a 4-star rated Day Care Center with an excellent reputation in the community and teachers that are second to none, most of whom have been with the center for many years. The owners and staff are dedicated and compassionate about providing a nurturing and educational environment for their clientele. This is a well-established business that relies on word of mouth advertising for their enrollments. It can be operated successfully as an absentee owned investment or owner operated business. Price includes the building which includes 4 apartments on the upper level. Owner of 24 years wishes to retire.

CALL MIKE SCHMITT TODAY FOR COMPLETE DETAILS
(320) 251-1177 or (320) 291-0045

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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