



ORION REAL ESTATE

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- FOR SALE -

MONTESSORI SCHOOL & DAYCARE



LOCATION: Conveniently located on a corner lot on Lake Street in Big Lake, MN

YEARS IN BUSINESS: 25+

BUILDING SIZE: 7,848 SF

LOT: Corner lot with plenty of parking

IMPROVEMENTS: Building was built in 1905 and has been well maintained. Additions in 1965 and 1999. Updates include new 50 yr Roof (2012), New AC & furnace (2018), play station remodeled (2020)

TUITION RATES: Ranges between \$375 and \$720 depending on program

EMPLOYEES: Owner plus 2 Fulltime teachers and 3 Teacher Assistants

LIVING QUARTERS: Upper level is a 2 bedroom/2 bath apartment. Possible owner occupy.

CITY SERVICES: Facility is serviced by all city services.

REAL ESTATE TAXES: \$4,210 (2021)

PRICE: Now Offered at \$550,000 Includes Building and FF&E (Was \$595,000) Business can be purchased separately for \$100,000.

TERMS: Negotiable

CBC Orion is pleased to offer for sale this well-established & reputable Montessori school and daycare in the Big Lake/Becker/Monticello community. Located in Big Lake MN where the community and youth population continue to steadily grow. Population within 10 miles is 114,000 and Average Household income is \$102,000. Immaculate indoor campus is over 7,000 sq. ft and currently serves children ages 3-6 years of age. The School has a capacity of 100 students with a spacious fenced in playground on site. This is a pristine business and real estate offering (building, land, Montessori educational materials). Excellent opportunity for the right buyer to take this to the next level.

**CALL MARK MAETZOLD TODAY FOR A PERSONAL SHOWING
(320) 420.1432**

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