

SCHOOL / DAY CARE WITH PLAYGROUND FOR SALE

Asking Price: ~~\$470,120.00~~

600 A St, Galt, CA 95632

PRICE REDUCED: ~~\$399,602.00~~ to **\$339,662.00**



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FOR SALE SCHOOL / DAY CARE FACILITY

EXECUTIVE SUMMARY

600 A St
Galt, CA 95632



OFFERING SUMMARY

Asking Price:	\$339,662.00
Price / SF:	\$101.15/SF
Building Size:	±3,358 SF
Lot Size:	±0.27 Acres

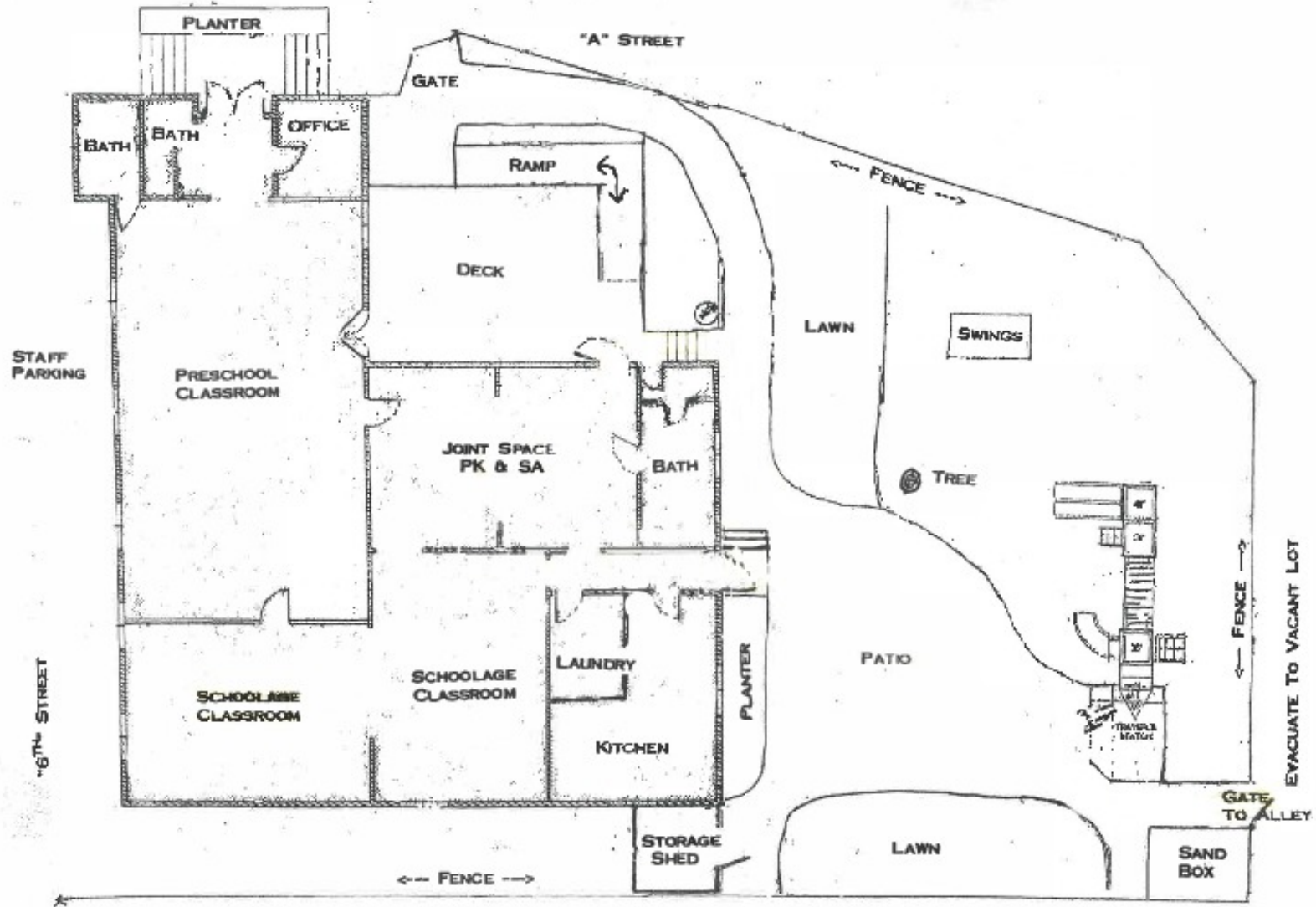
PROPERTY HIGHLIGHTS

- Site Capacity with Children Estimated at 60 Students
- HVAC Recently Redone with 4-5 Years
- Tankless Water-heater
- Large Playground
- Year Built: 1931
- Zoning: R3, Private School / Day Nursery Use
- APN: 150-0192-001

FOR SALE SCHOOL / DAY CARE FACILITY

FLOOR PLANS

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ADDITIONAL PHOTOS

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Note: Furnishings and daycare supplies are not included.

FOR SALE SCHOOL / DAY CARE FACILITY

AREA MAP
600 A St
Galt, CA 95632



FOR SALE SCHOOL / DAY CARE FACILITY

LOCATION MAPS

600 A St
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	4,974	27,700	35,743
Median age	37.6	35.8	36.2
Median age (Male)	33.9	34.5	35.1
Median age (Female)	40.2	36.6	36.7
Total households	1,747	8,896	11,397
Total persons per HH	2.8	3.1	3.1
Average HH income	\$58,439	\$70,057	\$72,446
Average house value	\$371,621	\$372,080	\$373,369



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