

Category	: Child Care	SIC	: 8351
Detail	: Day Care & After School	Price	: 525,000
County	: Volusia	Down	: 525,000
State/Prov	: Florida	Disc Earn	: 0
Country	: USA	Sales	: 0

Former Child Care Center Now Available!

For sale is a former child care center, being offered at the estimated appraised value. The seller outgrew this space and moved to a much larger facility.

The property consists of two buildings: The 3,411 s.f. main building has been used continuously as a child care center/preschool since 1991 and was licensed for 123 students. An additional 576 s.f. building was completed in 2022 and was used for kindergarten classes. If used for childcare, it should add about 12 students to the license. The 3,987 s.f. combined buildings are for sale, subject to an assignable ground lease with the City. The ground lease has a remaining term, plus option, of 36 years, and is currently \$1,378 per month. Seller may also consider leasing, or leasing the center with an option to purchase, to a qualified tenant. **The project has been prequalified by an SBA lender as a real estate purchase/start-up with a 20% equity injection.**

Reason for Sale : Moved business to a larger facility
General Location : West Volusia County
Organization Type : 'LLC' **Hours Owner Works:** 0
Years Established: 32 **Years Owned:** 4 **Emp FT:** 0 **Emp PT:** 0 **Mgrs:** 0
Non Compete : **Miles:** 5 **Years:** 3 **Weeks Training:** 0 **Cost:** 0
Operating dys/hrs : To be determined by buyer
Skills/Licenses : Director Credential
Business is : **Relocatable:** N **Home Based:** N **Franchise:** N **Lender P/Q:** N

Data Source	Sale of Assets		
Year (Cash Flow)	2023 (N)	(N)	(N)
Gross Revenue	0	0	0
Cost of Goods	0	0	0
Gross Profit	0	0	0
Expenses	0	0	0
Net	0	0	0
Owner Salary	0	0	0
Benefits	0	0	0
Interest Expense	0	0	0
Depreciation	0	0	0
Other	0	0	0
Discretionary Earnings	0	0	0

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	0	N*		0	N*
F F & E	0	N*	Total Assets	525,000	Y*
Leasehold	525,000	Y*			

*Included?

Lease/Month: 1378 **Square Footage:** 3,987 **Building Type:** free-standing
Terms and Options: 1x20 years **Expiration Date:** 3/31/2039

Loan/Assumable	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Seller	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Other	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00

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