



DAYCARE FACILITY WITH REAL ESTATE

Treasure Valley, Idaho

THE COMPANY

This site has been a daycare center for over a decade. The facility is very clean and functional with a large outdoor playground area. The business takes pupils from infants to pre-school to school-age children with part-time or full-time enrollment. Breakfast, lunch and snacks are provided. A pre-school program is offered along with school transpiration. The facility is licensed for 90 children; currently the business is not at full capacity.

THE LOCATION

The approximately 3,210 square foot facility sits on +/-0.51 acres and is located in the downtown area of one of the fastest growing cities in the Treasure Valley. Patrons enjoy the convenience of the location which is close to main arterials and several elementary schools. The central location is easily accessible and within a short drive of I-84.

THE STRENGTHS

The numerous strengths include a well established daycare strategically located in downtown providing easy drop-off and pick up for those living in the geographic area. The updated facility is efficient, organized and has an excellent reputation for quality child care services in a fun and relaxed environment. Children love the spacious playground area which is another great attribute of the operation.

THE REASON FOR SELLING

The Seller is ready to focus all her time on another business.

THE IDEAL BUYER

The ideal buyer would be an individual or husband and wife team interested in owning a long established daycare facility located in the downtown area while still providing a neighborhood setting.

THE POSSIBILITIES

The business has tremendous potential to grow with the community. There are many new developments, subdivisions and people moving into the area so the new Owner should easily be able to get the facility to full capacity.

ASKING PRICE
\$520,000

TERMS:
Cash

ASSETS

Real Estate (Assessed Value)	\$426,000
Furniture Fixtures and Equipment	<u>14,525</u>
Total Assets	\$440,525

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$254,541
Cash Flow	\$44,785

Financial information provided by Seller

Request Additional Information:

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