

DAYCARE & PRESCHOOL FOR SALE

OUR LITTLE TREASURES DAYCARE AND PRESCHOOL

1123 Kansas City Street, Rapid City, SD 57701



OFFERING SUMMARY

SALE PRICE:	\$899,000
AVAILABLE SF:	7,040 SF
LOT SIZE:	0.48 Acres
BUILDING SIZE:	7,040 SF
YEAR BUILT:	1952
YEAR RENOVATED:	2010
ZONING:	Medium Density Residential District
PRICE / SF:	\$127.70

PROPERTY OVERVIEW

This successful, well-established preschool and daycare business is turn-key and ready for new owners! Don't miss out on this once in a lifetime opportunity to own a successful business in the heart of Rapid City! Listed by Chris Twiggs 605-545-1218 & Haley Moline 605-484-5802 Keller Williams Realty Black Hills.

PROPERTY HIGHLIGHTS

- Video surveillance system
- 12 passenger van and 15 passenger van
- Two playground areas and storage shed
- Commercial kitchen with fire suppression hood and three-compartment sink
- Commercial refrigerator and freezer
- Laundry area with washer and dryer
- Seven classrooms
- Eight bathrooms
- Private office space
- Open foyer and common room
- Gross motor skills development room and fine motor skills development room
- Furniture and highchairs
- Children's toys and child's climbing wall
- Eight tablets, five echo dots and multiple televisions
- Storage lockers

KW COMMERCIAL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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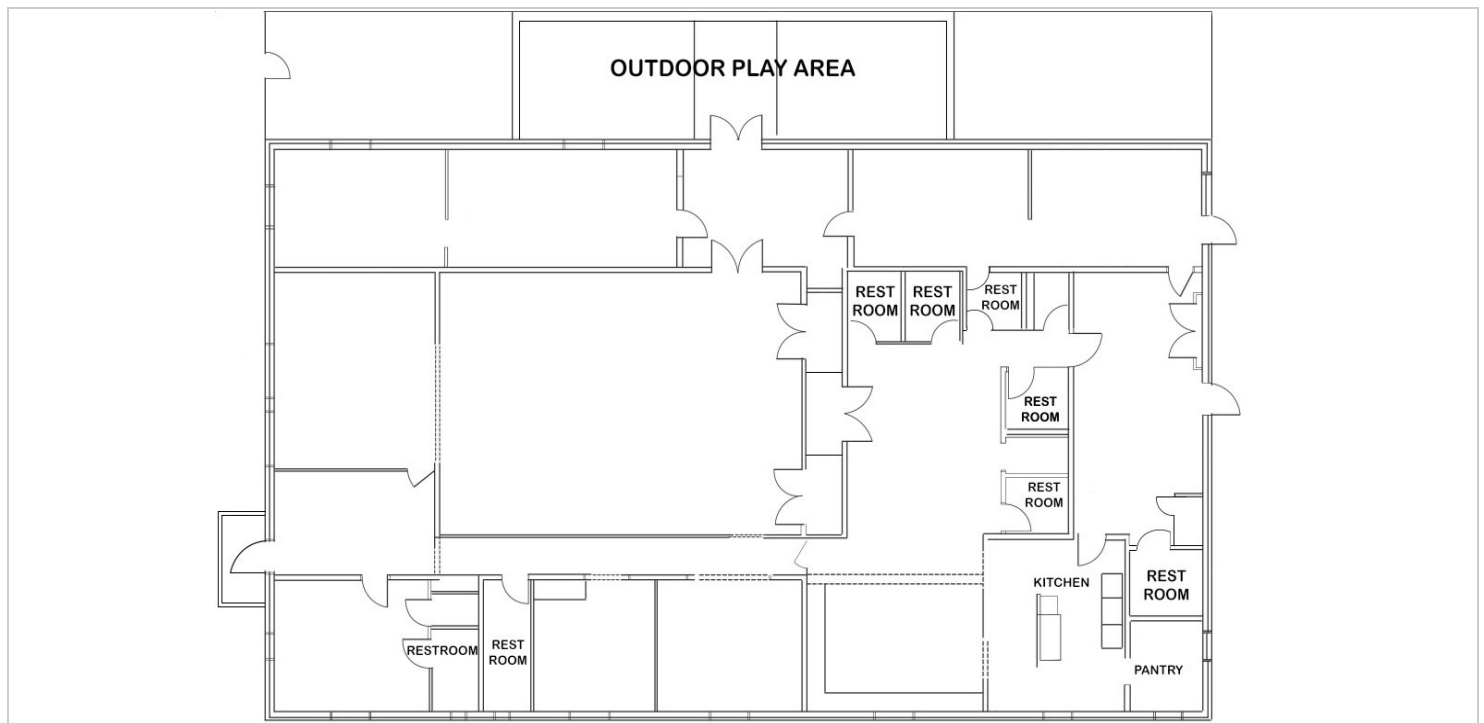
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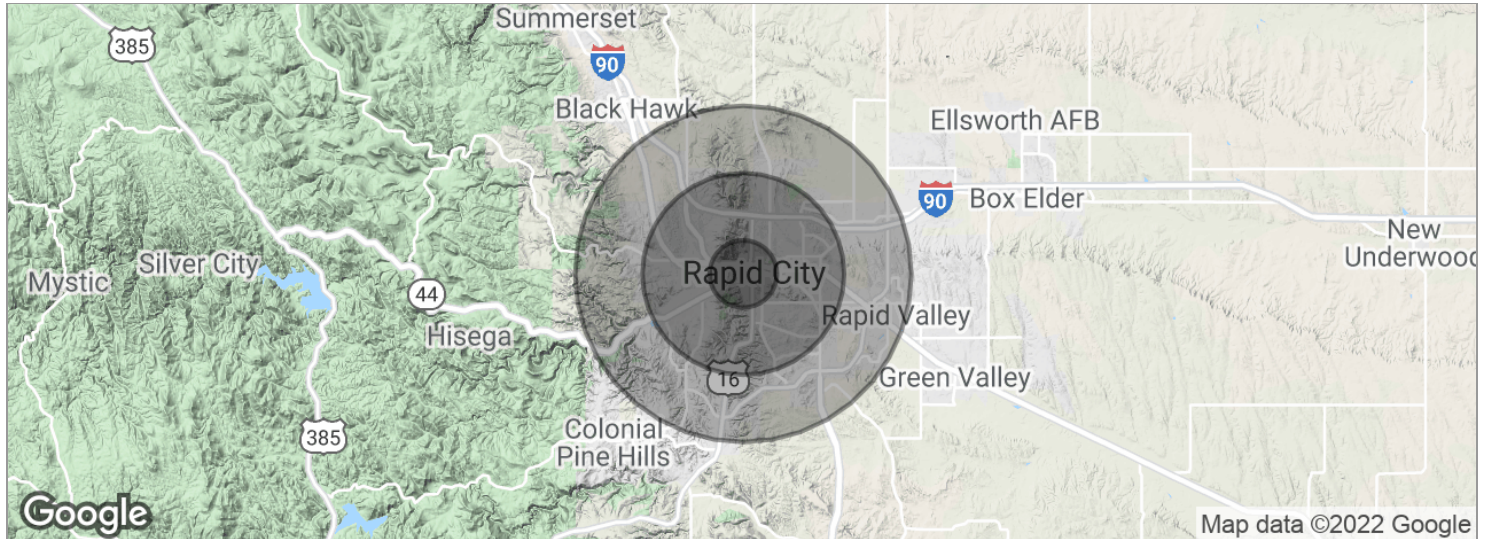
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,446	50,148	78,150
Median age	33.9	34.7	35.5
Median age (male)	33.7	32.8	33.8
Median age (Female)	34.3	36.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,263	21,400	32,882
# of persons per HH	2.3	2.3	2.4
Average HH income	\$48,565	\$49,325	\$53,940
Average house value	\$185,806	\$168,276	\$174,252

* Demographic data derived from 2010 US Census

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