



FOR SALE

Freestanding, Move-In Ready Childcare Center

115 E Tonto St,
Phoenix, AZ 85004

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Menlo Group
COMMERCIAL REAL ESTATE

Childcare Center For Sale

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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$2,525,000.00
Sales Price PSF:	\$220.09
Building Size:	11,473 SF
Lot Size:	0.66 Acres
Year Built:	1965
APN:	112-25-132
Zoning:	DTC-CENTP

PROPERTY OVERVIEW

Freestanding, move-in ready childcare center for sale at the corner of East Tonto Street and South 2nd Street. This fully built-out 11,473 SF facility offers a turnkey opportunity in a prime Phoenix location with excellent access to I-17 and close proximity to a diverse mix of retail, commercial, and neighborhood amenities. Currently owner-occupied, the property will be delivered vacant at closing, providing immediate availability for a new owner-user or childcare operator. An exceptional opportunity to establish, relocate, or expand a childcare program in a well-positioned and fully equipped facility.

PROPERTY HIGHLIGHTS

- Freestanding, Move-In Ready Childcare Center With Kitchen
- Licensable for 123 children (Infants - 5 years)
- Approximately 11,473 SF
- FF&E Negotiable
- Located Just South of Downtown Phoenix
- Easy Access to I-17 Freeway
- Close Proximity to Retail & Business Amenities

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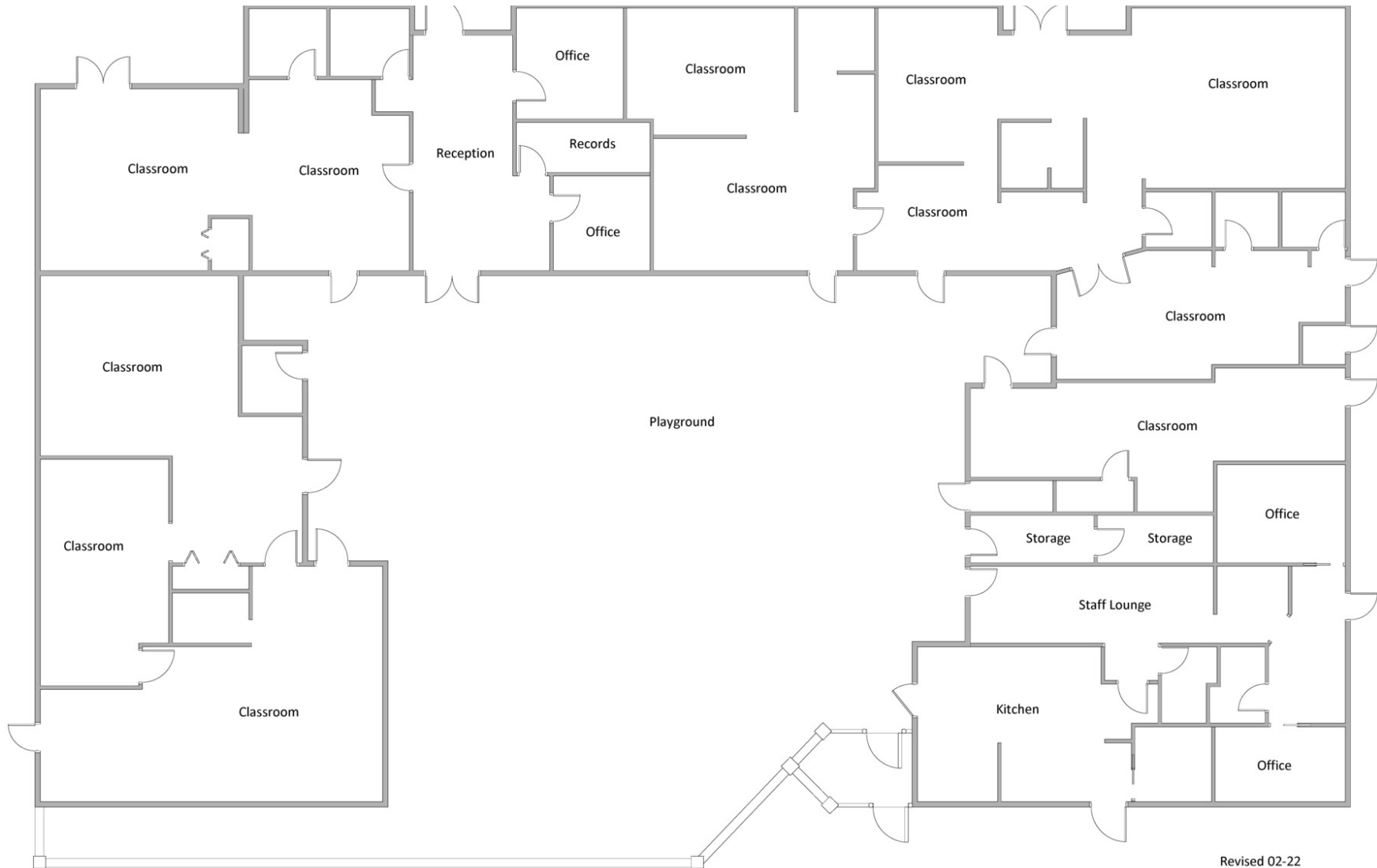
Additional Photos



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Floor Plan

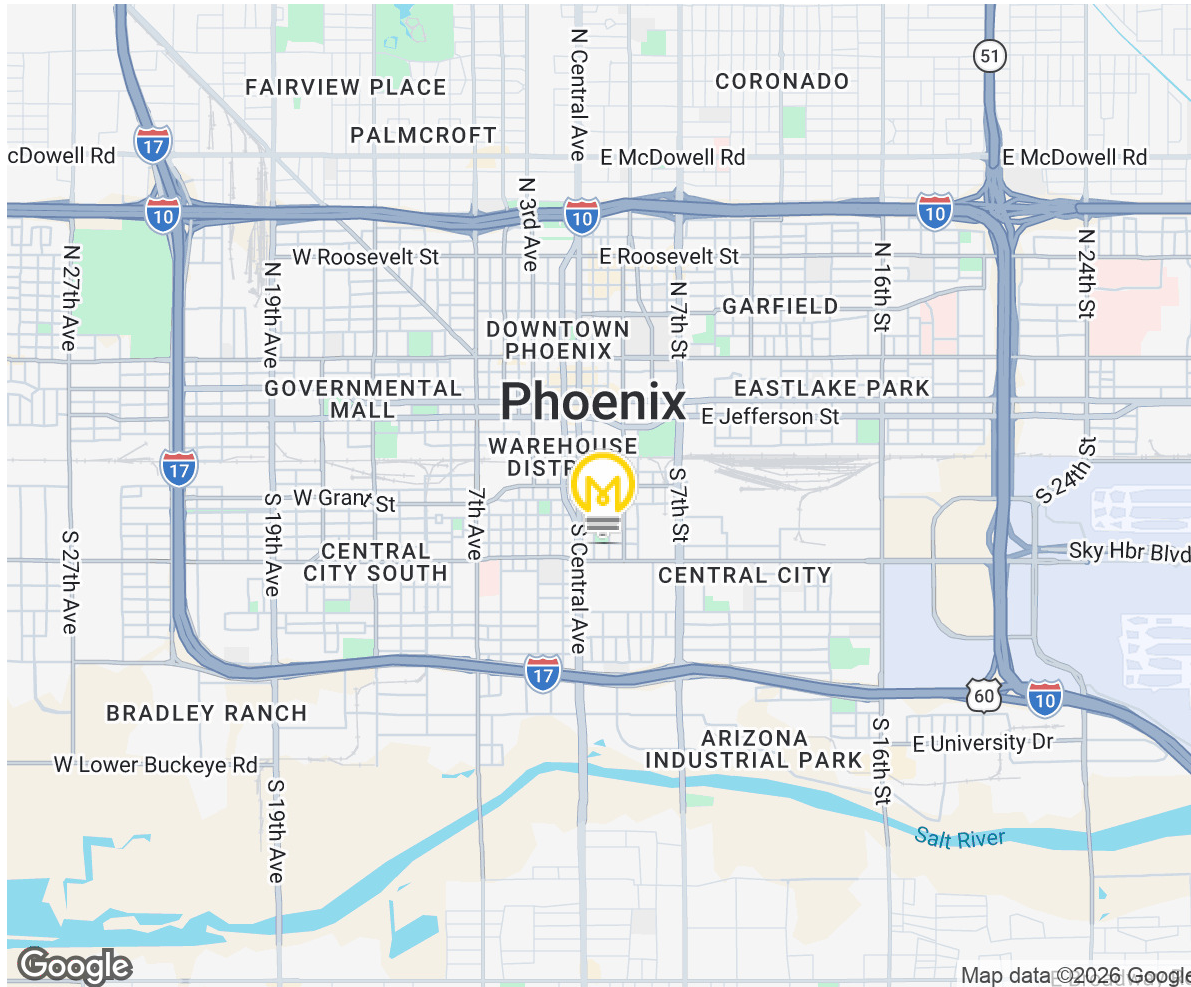


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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,214	35,682	126,977
Total Population:	12,129	92,079	350,878
Average HH Income:	\$63,959	\$73,568	\$77,585