

For Lease and For Sale



461 Tyler Ave,
Louisville, Colorado

For Sale: \$2,250,000
For Lease: \$25-28psfNNN

Turnkey Educational Childcare Facility with Outdoor Play Area

- 6,580 sf
- 0.69 Acre site
- Lease Rate \$25-28psf NNN
- 3 full classrooms
- Large fenced outdoor play yard
- Full Commercial Kitchen + Grease trap
- Onsite Parking +18

This well-maintained $\pm 6,580$ SF freestanding facility offers a rare opportunity for educational, childcare, or community-oriented users seeking a location within an established Louisville neighborhood. Originally designed and operated as a Montessori school, the building features multiple classrooms, administrative areas, a full commercial kitchen with grease trap, and a large fenced outdoor play yard.

The property was previously licensed for up to 90 children, with historical operations serving approximately 60, providing potential for increased capacity depending on a new operator's program and licensing. The existing layout offers a highly functional environment for early childhood education, therapy groups, or similar users, allowing for minimal conversion and a faster path to occupancy.

Situated on a ± 0.69 acre site and surrounded by residential homes, the property benefits from strong demographics and a built-in client base.

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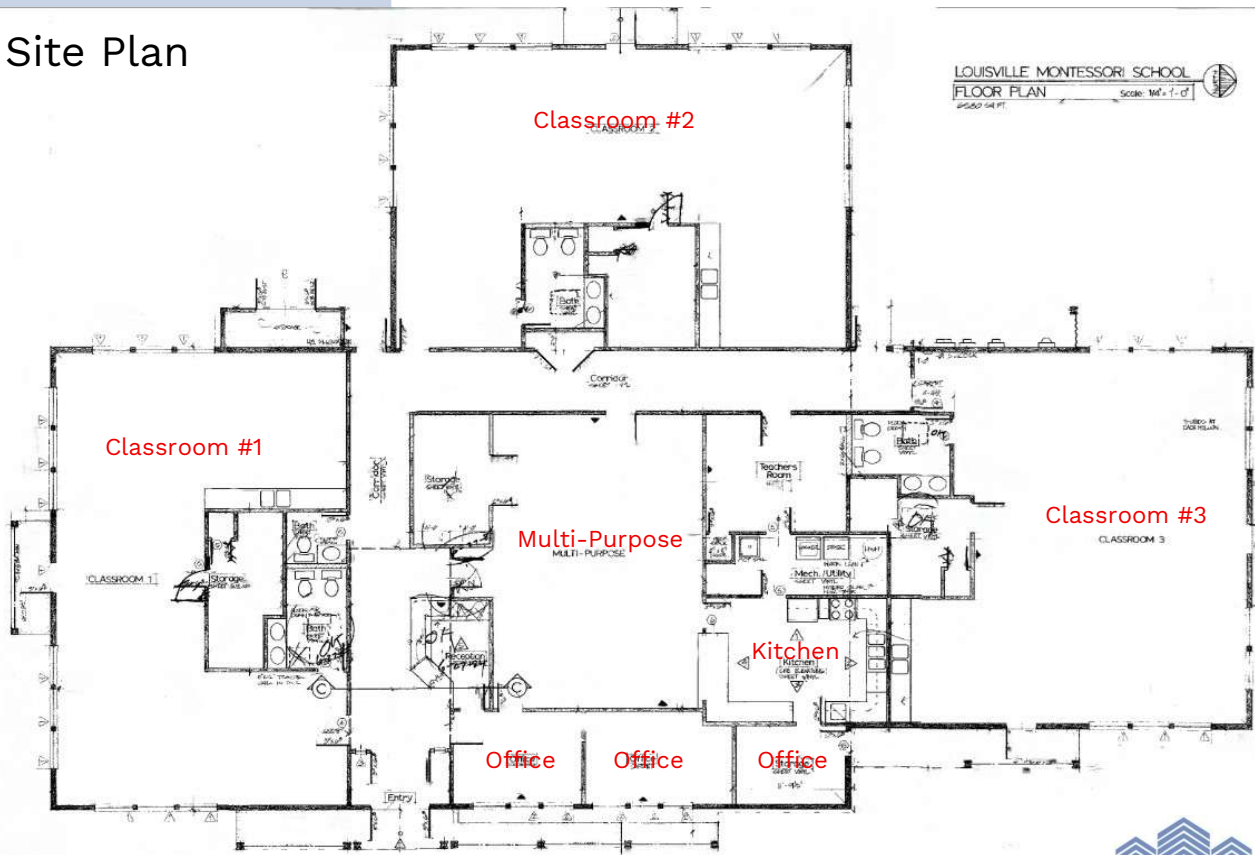
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Overview

Rare opportunity to acquire or lease a purpose-built childcare and educational facility in the heart of Louisville. The property was originally constructed for a Montessori school and features multiple classrooms, dedicated outdoor play areas, and a full commercial kitchen. The layout supports continued educational use or conversion to therapy, medical, or community-oriented uses.



Site Plan



Lease Details

Lease Summary

Lease Type: Absolute NNN

Rent: \$25–\$28 PSF NNN

Estimated NNN Expenses

Taxes: \$26,377/year

Insurance: ~\$9,261/year

Total: ~\$35,638/year (~\$5.42/SF)

Tenant Responsibilities:

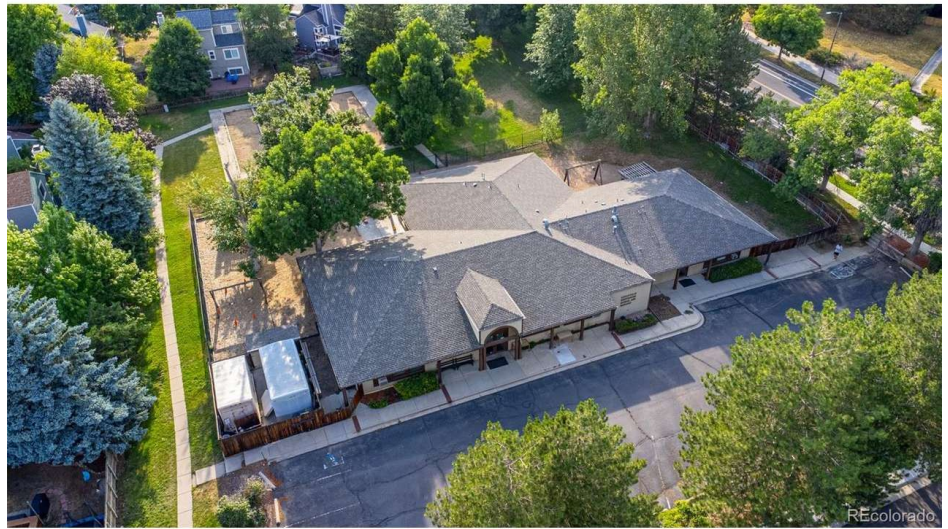
- Property taxes \$26,377
- Insurance: \$9,261
- Utilities
- HVAC maintenance and replacement
- Plumbing, electrical, and general maintenance
- Landscaping and snow removal

Landlord Responsibilities

- Structural components only (roof, exterior walls, structure)

Positioning line:

“True NNN structure providing landlord simplicity and tenant control.”



Zoning and Use

Zoning Overview

The property is zoned Residential (R-E) and was previously approved for operation as a Montessori school under a Special Review Use (SRU). The facility was licensed for up to 90 children and successfully operated in this capacity for many years.

Existing Use Status

The City of Louisville has indicated that if a use is not in “substantial operation” for a continuous 12-month period, the Special Review Use approval may lapse. However, continued administrative or operational activity associated with the prior use may support continuity of the existing approval. Ownership has maintained ongoing administrative and operational use of the property, including business operations, meetings, and property-related management activities, and is currently working with the City to confirm the status of the existing approval.

Reapproval Process (If Required)

If a new Special Review Use approval is required, the process is well-defined and achievable:

- Estimated timeline: approximately 3 to 5 months
- Includes staff review, Planning Commission, and City Council approval
- Similar school and childcare uses remain supported within the zoning district

Summary

The property presents a clear and attainable path for educational or childcare use, with the potential to streamline the entitlement process depending on prior operational continuity. Ownership has maintained ongoing administrative and operational use of the property and is currently working with the City to confirm the status of the existing approval.

Investment – Financial Upside

Investment & Leasing Opportunity *Value Creation Through Lease-Up*

Current Opportunity

The property is currently offered for sale at \$2,250,000 or for lease at \$25–\$28 PSF NNN. As a vacant special-purpose asset, the highest value is achieved through stabilization with a qualified tenant.

Lease-Up Strategy

Leasing the property to an educational or childcare operator provides a clear path to maximizing value:

- Target lease rate: \$25–\$28 PSF NNN
- Estimated annual rent: approximately \$164,500 – \$184,200
- Strong demand from childcare, Montessori, and therapy users in Boulder County

Once stabilized with a long-term lease, the property transitions into an income-producing investment asset.

Value Positioning

Based on market data for similar educational and childcare facilities:

- As-is vacant value reflects entitlement and lease-up risk
- Stabilized assets with long-term leases command premium pricing

A completed lease-up supports a valuation in the \$2.2M – \$2.5M+ range, depending on lease terms and tenant strength.

Lease-to-Own Opportunity

Ownership is open to creative structures that support a tenant's long-term success, including:

- Lease with option to purchase
- Structured lease-to-own scenarios
- Flexibility for operators seeking to secure the property over time

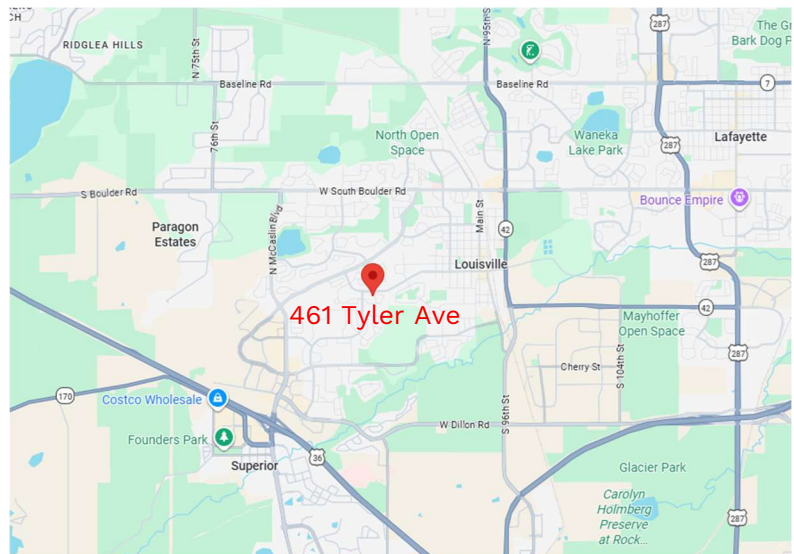
Summary

This opportunity is ideally suited for an owner-user or operator seeking to control a purpose-built facility, while also creating long-term value through stabilization.

Location

Located in the Heart of Louisville

- Minutes to Downtown Louisville
- Easy access to Boulder, Broomfield, and Denver
- Located within established residential neighborhood
- Strong demographics and built-in customer base



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