

FOR SALE

2 Westwood Dr.,
Steeleville, IL 62288



5,080 SF TURN-KEY CHILDCARE & EARLY EDUCATION FACILITY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

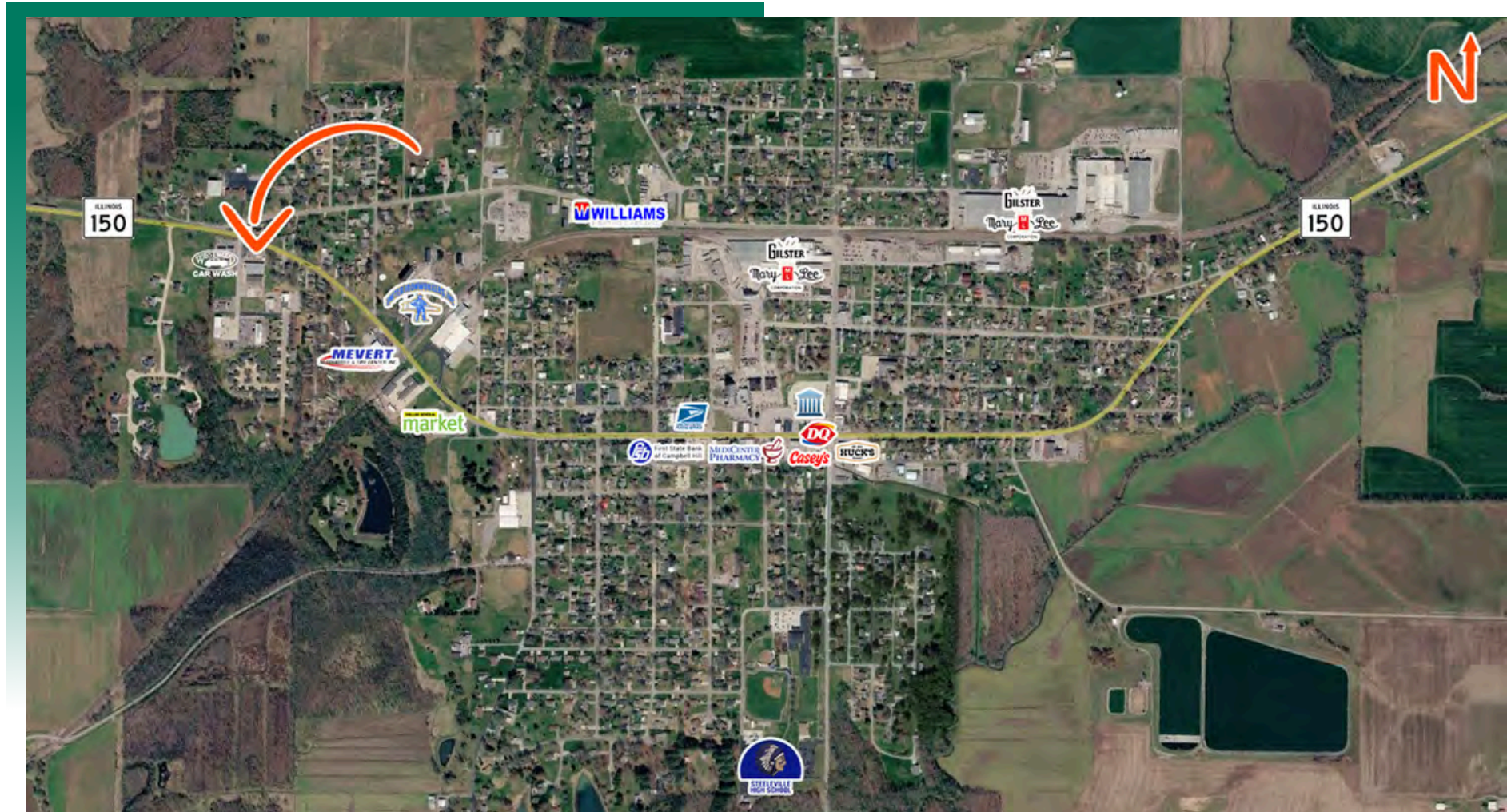
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2 Westwood Dr., Steeleville, IL 62288

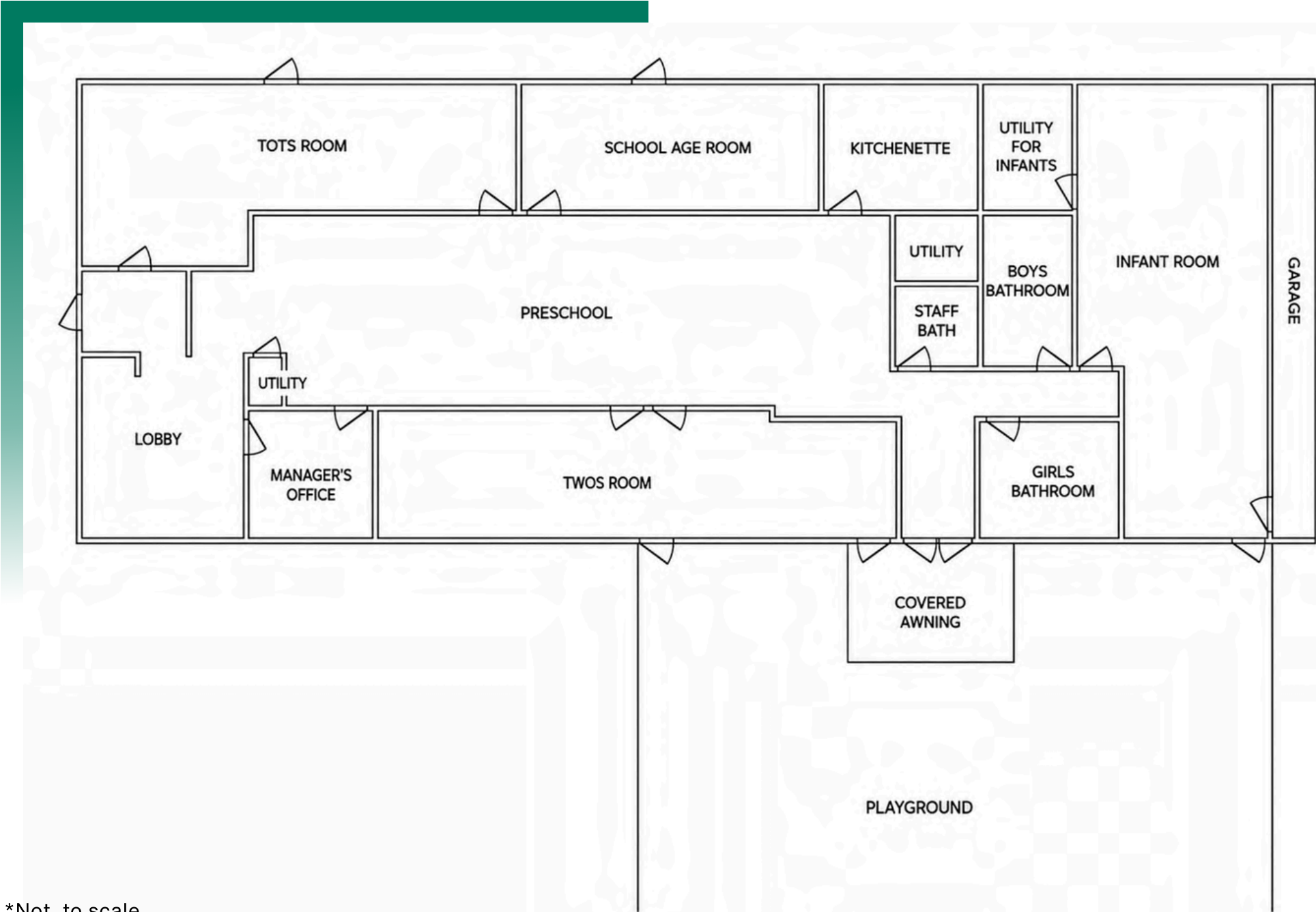


LOCATION OVERVIEW

Hakuna Matata Kid Care is centrally located in Steeleville, the county seat of Randolph County, Illinois, situated approximately 60 miles southeast of the St. Louis Central Business District with primary access via Illinois Routes 4 and 150. The property sits on the main east/west thoroughfare through the community, providing strong visibility and convenient access for the working families it serves. There is no licensed private child care center serving the full age range in the immediate Steeleville market area.

FLOOR PLAN

2 Westwood Dr., Steeleville, IL 62288



*Not to scale

PROPERTY PHOTOS

2 Westwood Dr., Steeleville, IL 62288

OUTDOOR PLAYGROUND



CLASSROOM



CLASSROOM



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CLASSROOM



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CLASSROOM



NURSERY



NURSERY



KITCHEN



PROPERTY INFORMATION

2 Westwood Dr., Steeleville, IL 62288

TURN-KEY BUSINESS OPPORTUNITY

- Fully licensed, DCFS-compliant daycare & early education facility
- Offered as a turnkey business including real estate, FF&E, & established operations
- Contact broker for financial information

ESTABLISHED & FULLY OCCUPIED

- Operating at 100% enrollment capacity
- Extensive waiting list across all classroom
- Proven, established child care business

PROPERTY FEATURES

- 5,080 SF single-story specialty building
- Situated on 0.50 acres at the corner of Highway 150 & Westwood Drive
- Originally built in 1956, fully renovated for daycare use in 2015

PURPOSE-RENOVATED CHILD CARE FACILITY

- Licensed classrooms serving children ages 6 weeks to 12 years
- Commercial kitchen & administrative office
- Five restrooms throughout the facility

TURN-KEY BUSINESS OPPORTUNITY

- Two secure outdoor playground areas
- Designed to support a safe & engaging learning environment



OFFICE/RETAIL PROPERTY SUMMARY

2 WESTWOOD DR

LISTING # 3279

LOCATION DETAILS:

Parcel #: 07-066-014-50
County: IN - Randolph
Zoning: C

PROPERTY OVERVIEW:

Building SF: 5,080
Usable Sqft: 5,080
Min Divisible SF: 5,080
Max Contig SF: 5,080
Signage: Yes
Lot Size: 0.50 Acres
Frontage: 200' on West Broadway Street
Depth: Varies
Parking Spaces: 20
Parking Surface Type: Asphalt and Rock

STRUCTURAL DATA:

Year Built: 1957
Yr Renovated: 2015
Building Class: C
Ceilings: 8' - 14'
Construction Type: Mixed
Roof/Roof Age: Shingle/Replaced in 2020



SALE INFORMATION:

Sale Price: \$900,000
Price / SF: \$177.17

FINANCIAL INFORMATION:

Taxes: \$5,173.00
Tax Year: 2024

PROPERTY DESCRIPTION:

Turn-Key Daycare and early education facility. Hakuna Matata Kid Care, Inc. is a fully licensed, DCFS-compliant child care facility operating at 100% capacity with an active, extensive waiting list for each classroom— offered for sale as a turnkey business including real estate, FF&E, and an established business. Contact Broker for financials. The subject property is a 5,080 SF single-story specialty building situated on 0.50 acres at the southeast corner of Highway 150 (West Broadway Street) and Westwood Drive in Steeleville, Illinois. Originally built in 1956 and comprehensively renovated in 2015 for child care use, the building features multiple licensed classroom spaces serving ages 6 weeks through 12 years, a commercial kitchen, office space, five restrooms, and two outdoor play areas.

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