

**FOR SALE**

2 Westwood Dr.,  
Steeleville, IL 62288



## 5,080 SF TURN-KEY DAYCARE & EARLY EDUCATION FACILITY

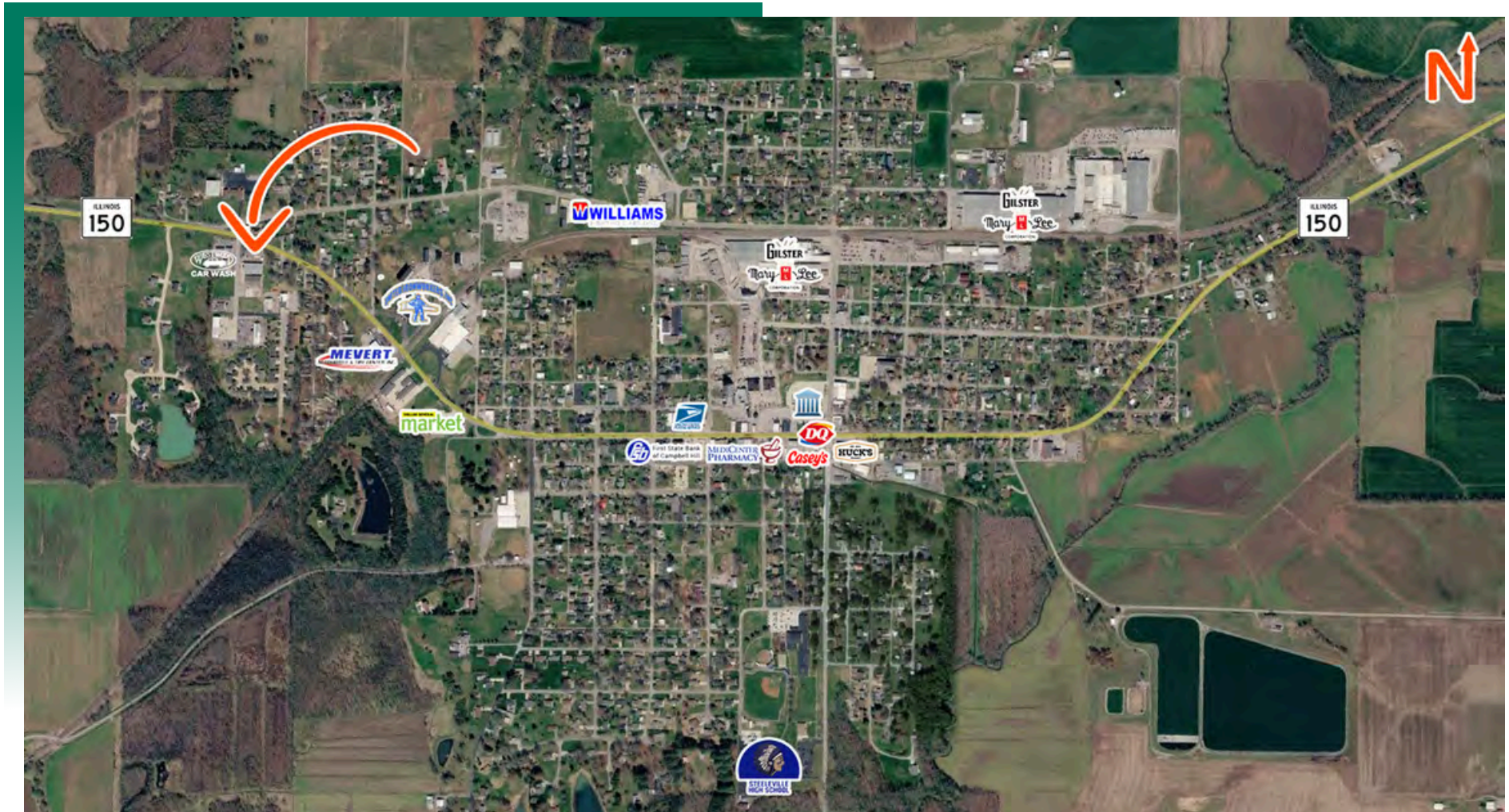
**BARBERMURPHY**  
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# AREA MAP

2 Westwood Dr., Steeleville, IL 62288

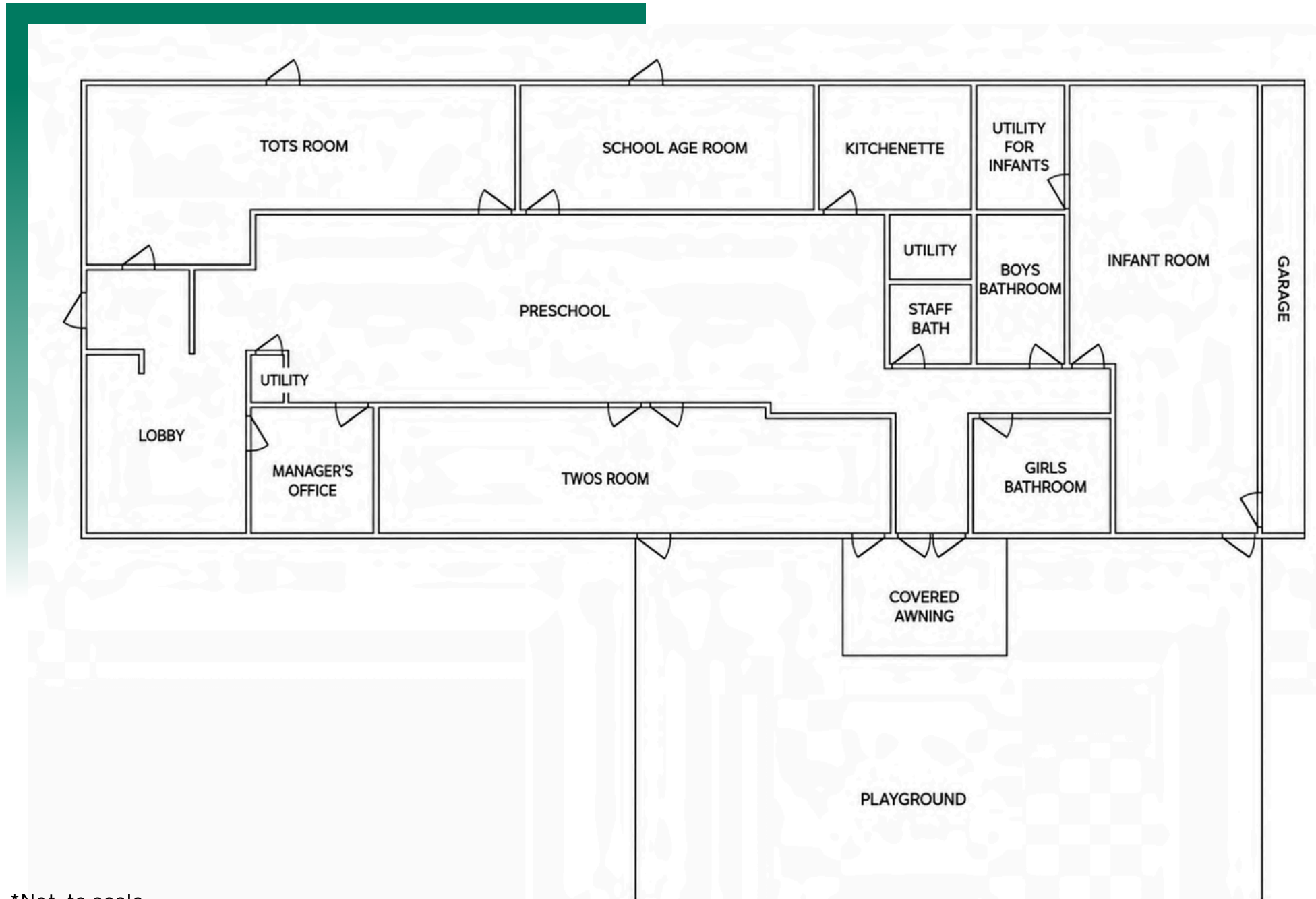


## LOCATION OVERVIEW

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



CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



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NURSERY



NURSERY



KITCHEN



## PROPERTY INFORMATION

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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.