

## For Sale - Turnkey Daycare Facility

12883 Amethyst Rd., Victorville, CA 92392

**MGR**  
Real Estate



### Property Details:

- Total Building:  $\pm$ 2,599 SF
- Four Classrooms
- Open Kitchen Area
- Private Staff Office
- Large, Fully Fenced Backyard
- Convenient Parking and Drop-Off Access
- Successfully Operated at This Location for More Than 30 Years
- Highly Visible Corner Location at Amethyst Road and La Mesa Road
- Three Children's Restrooms
- One Staff Restroom
- Licensed Capacity for Up to 54 Students
- Lot Size:  $\pm$  18,760sf
- APN#: 3095-161-14-0000

**Asking Price: \$570,000**

**Sale Includes: Real Estate Only**

FF&E is an additional \$50,000

**FOR SALE – TURNKEY DAYCARE FACILITY** - Excellent opportunity to acquire a turnkey daycare facility that has operated successfully at this location for more than 30 years. Recently operated as a daycare, the property offers a highly functional, child-friendly layout ideal for an established childcare operator, preschool, early-learning center, or educational user looking to open a new location. The building features four classrooms, three children's restrooms, a separate staff restroom, an open kitchen area, and a private staff office. The large backyard is completely fenced and includes an existing playground set, providing a secure outdoor play area for children. Convenient parking and excellent drop-off and pickup accessibility make the property well suited for daily daycare operations. The property is prominently located at the highly visible corner of Amethyst Road and La Mesa Road. **Licensed Capacity for Up to 54 Students**

**For More Information Contact:**

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*No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.*



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