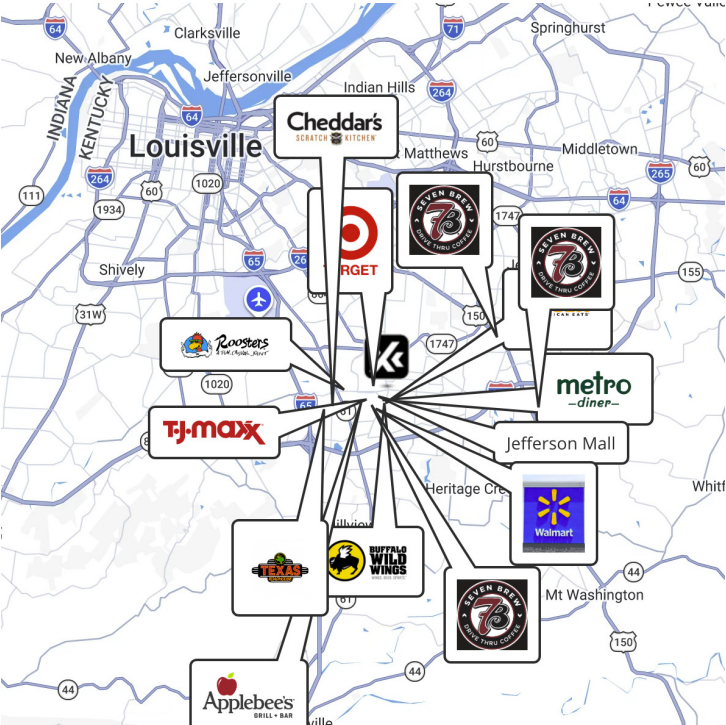


DAYCARE OPPORTUNITY WITH REAL ESTATE

Louisville, KY 40219

Click for more Info
NDA required



OFFERING DESCRIPTION

Rare opportunity to acquire a turnkey, established daycare business together with the underlying real estate in a high-demand Louisville location. The offering provides an owner-operator or investor with an established childcare operation, existing enrollment, and an income-producing commercial property.

The daycare is currently serving approximately 80 children and is approved for capacity of up to 103 children, providing an opportunity for a qualified operator to increase enrollment and revenue. The business currently generates income from tuition, CCAP, and the Food Program, creating multiple revenue streams.

According to the provided financial statements, the daycare generated approximately \$898,704 in total revenue in 2024 and \$880,491 in 2025. Financial statements are available to qualified buyers upon request.

The real estate component includes approximately 5,702 SF of total building area on 0.65 acres, including a 960 SF classroom, with the property constructed in 1974. The property is identified in the provided materials as having OR1/R7 zoning.

OFFERING HIGHLIGHTS

- Established, operating daycare business
- Opportunity to increase enrollment toward approved capacity of 103 children
- Multiple revenue sources including tuition, CCAP, and Food Program
- 58,000 vehicles per day
- Existing classroom space
- Business and real estate

OFFERING SUMMARY

Sale Price:	\$1,018,954
Lot Size:	0.653 Acres
Building Size:	5,702 SF
Cap Rate:	11%

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