

## SPECIAL PURPOSE FOR SALE

# CHILD DAYCARE CENTER

305 S Chickasaw Ave, Claremore, OK 74017



### OFFERING SUMMARY

Sale Price:	350,000.00
Building Size:	3,555 SF
Available SF:	
Lot Size:	25,044 SF
Price / SF:	\$98.45
Year Built:	1990
Renovated:	2023
Zoning:	Commercial

### PROPERTY OVERVIEW

This daycare center has been operating for almost 35 years with a great reputation in the community. The centers is a turn key, 5 star rated, child care facility, complete with parent and employee handbook. It's had a certified excellence rating with "Certified Healthy Oklahoma" for the last 5 years now. We have a six week breakfast and lunch menu with a full recipe book, new washer and dryer, newly built 6ft privacy fence, employee bathroom and break room, four classrooms, three playgrounds, and a learning garden. We have two 15 passenger school buses with adjustable shoulder straps. Each bus has a two way dash-cam, fully stocked emergency kits in case of evacuation, staff shirts, and lots of storage space. Students range from 2 years old to 12 years old. The center has a well-planned layout, full kitchen, secure access digital pad for the front doors and parent access, 16 HD cameras that record video and sound and many more amenities. The main building is 2880 sqft. The teen building in the back is 675 sqft and was just renovated. The sale includes everything already mentioned, the real estate, three school buses and all the furniture fixtures and equipment (FF&E).

Please Note: An NDA, confidentiality agreement, and buyer profile will have to be in place before a tour or additional information can be released to a prospective buyer. Please call 918-533-9458 for more information.

### PROPERTY HIGHLIGHTS

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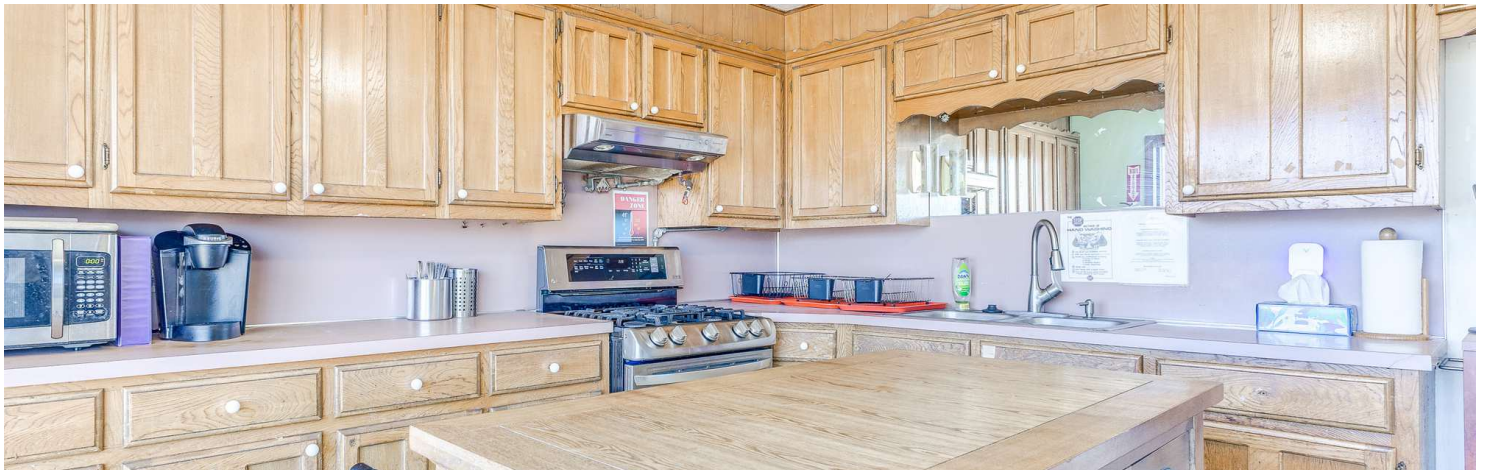
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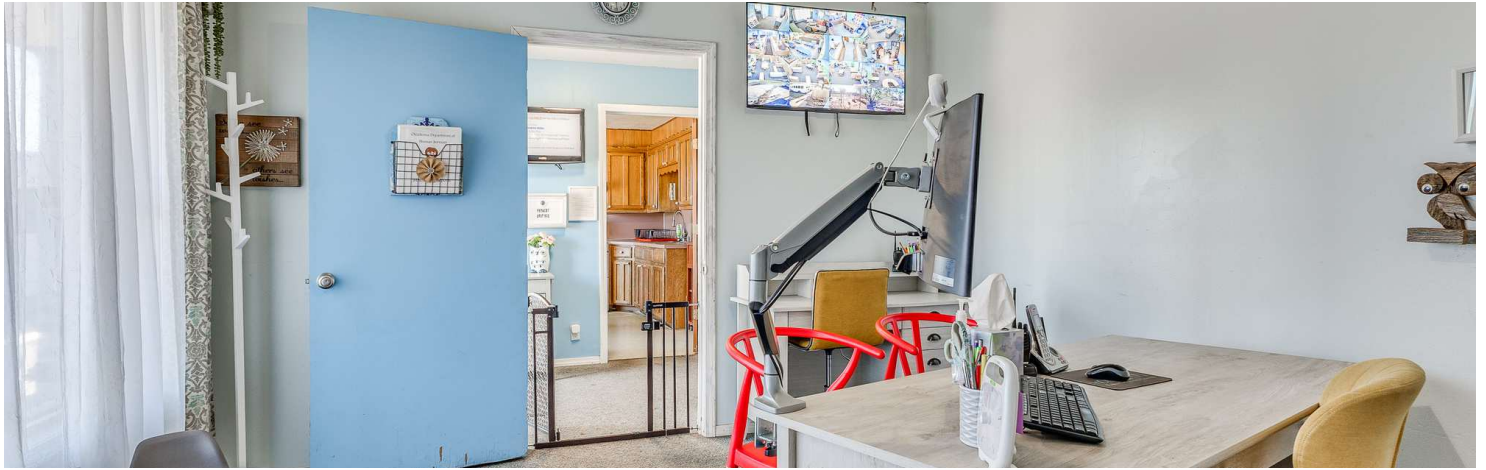
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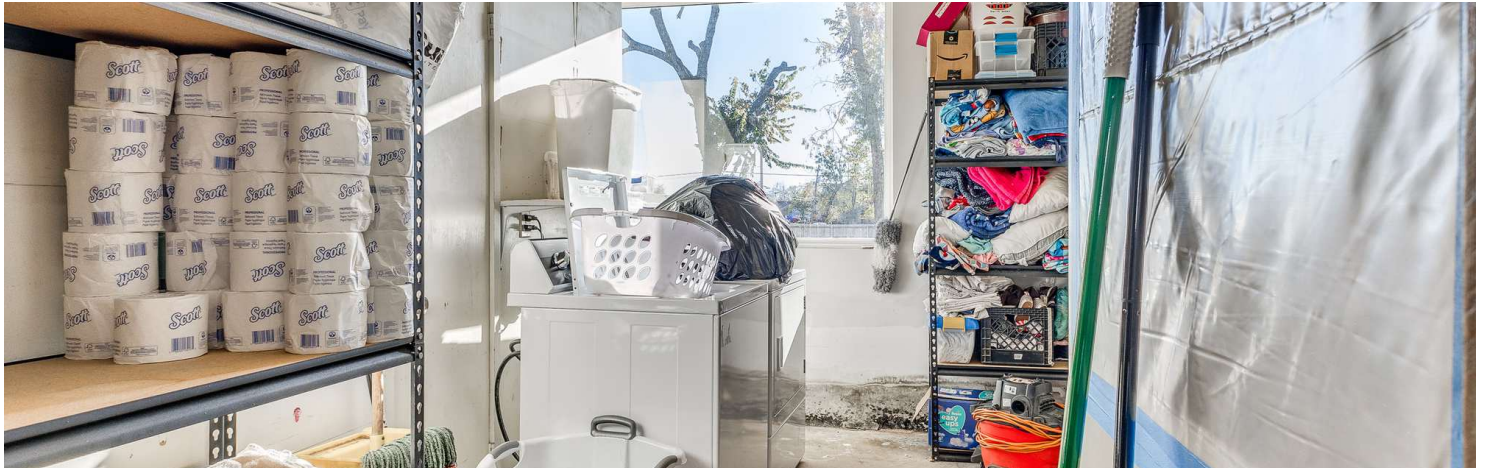
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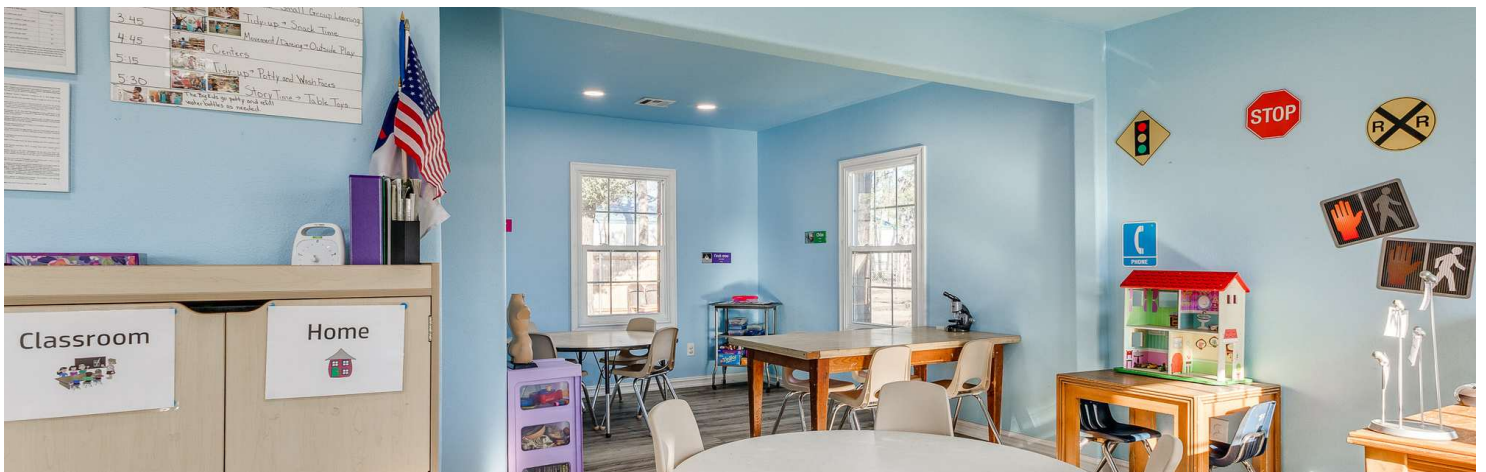
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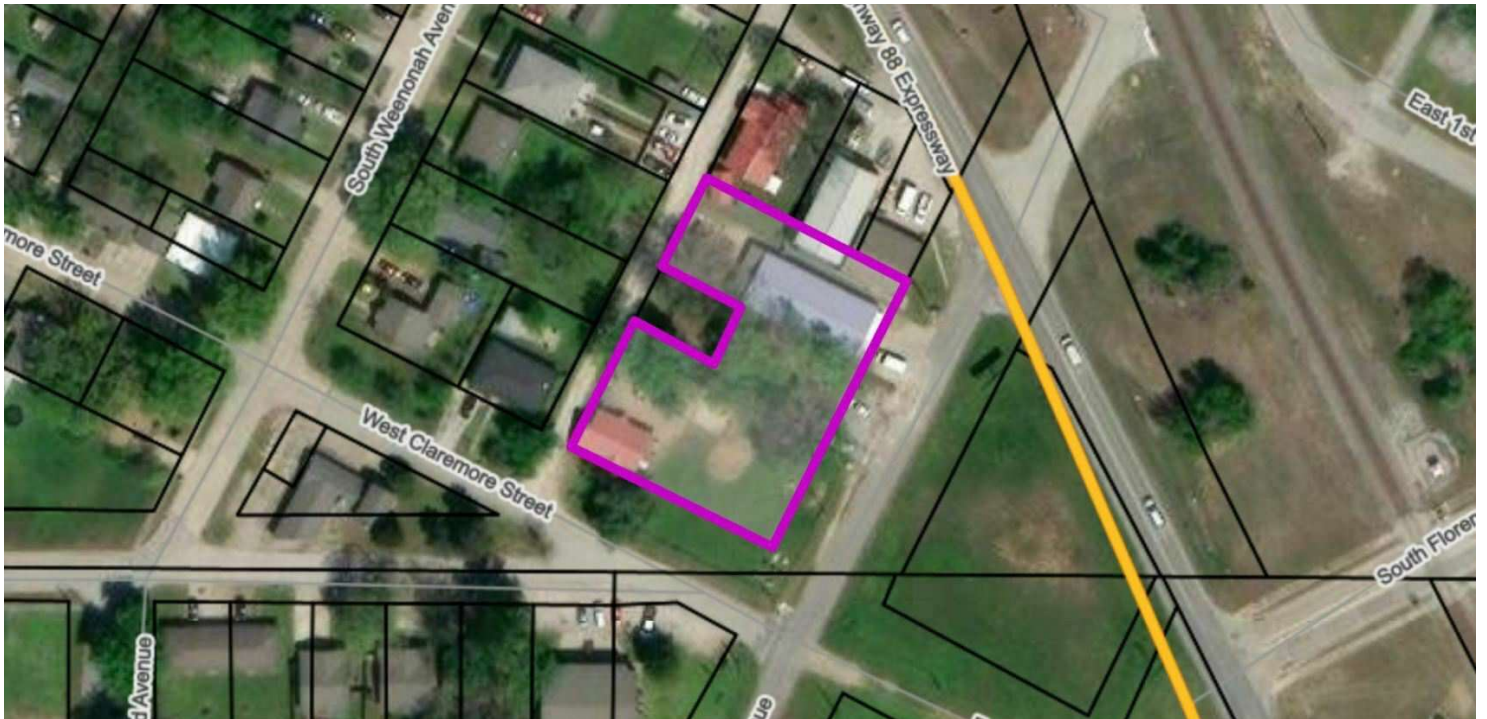
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