

FOR SALE

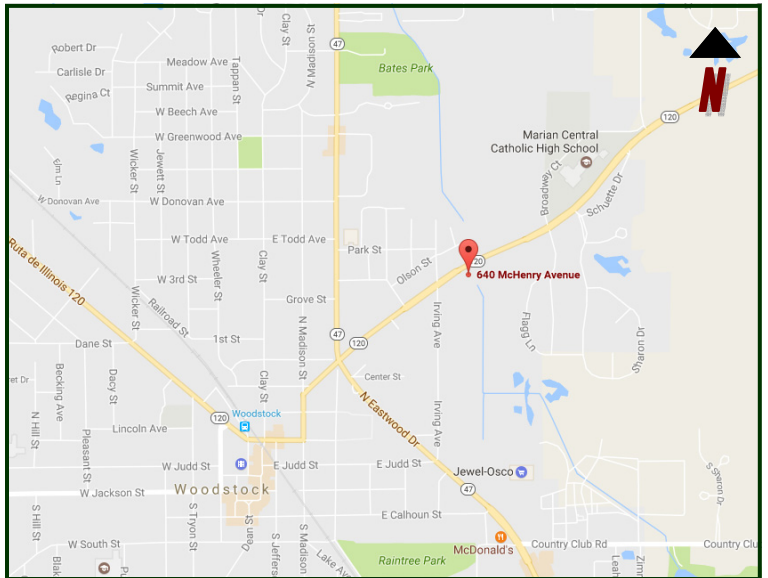
Preschool / Daycare Business and Real Estate

Preschool/Daycare being run as a Montessori with 2 large classrooms licensed for 2-12 year olds. Large fenced play-ground. Serves hot lunch daily. Kitchen in basement, plus lots of storage. 3 bathrooms. On approximately 0.6 acre. Can change the format for other preschool/daycare concept. Enrollment fluctuates with seasons but currently have 7 full time, 12 part time and 11 after school students. Tax returns on file. SBA Financing available with 10% down. Great visibility on State Highway 120. Owner retiring after 27 years. Non disclosure required to see tax returns. Business and real estate sold as a package at \$309,000.



LoopNet: 20378649

MLS: 09658826



Directions: Route 47 to Route 120 (McHenry Avenue) East to daycare, just past Irving.

PIN: 13-05-277-013

June 2, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PROPERTY SPECIFICATIONS		
Description:	Preschool /Daycare With Real Estate	
Building Size:	2,025 SF	
Year Built:	Unknown	
Years in Business:	27 (Current Owner)	
Parking:	Ample - Paved	
Business Hours:	M-F 6:30 am-6:00 pm	
# of Employees:	Full Time: 5 Part Time: 0	
Reason to Sell:	Retirement	
Lease Available:	N/A	
Sewer/Water:	City	
Real Estate Taxes:	\$8,336.42 (2016)	
Gross Sales:	\$212,510	2016
	\$212,265	2015
	\$237,410	2014
Adjusted Cash Flow:	\$30,071	
Inventory Value:	N/A	
Lease Price:	N/A	
Sale Price:	\$309,000	
Business & Real Estate	\$60,000 (Bus) \$249,000 (Real Estate)	

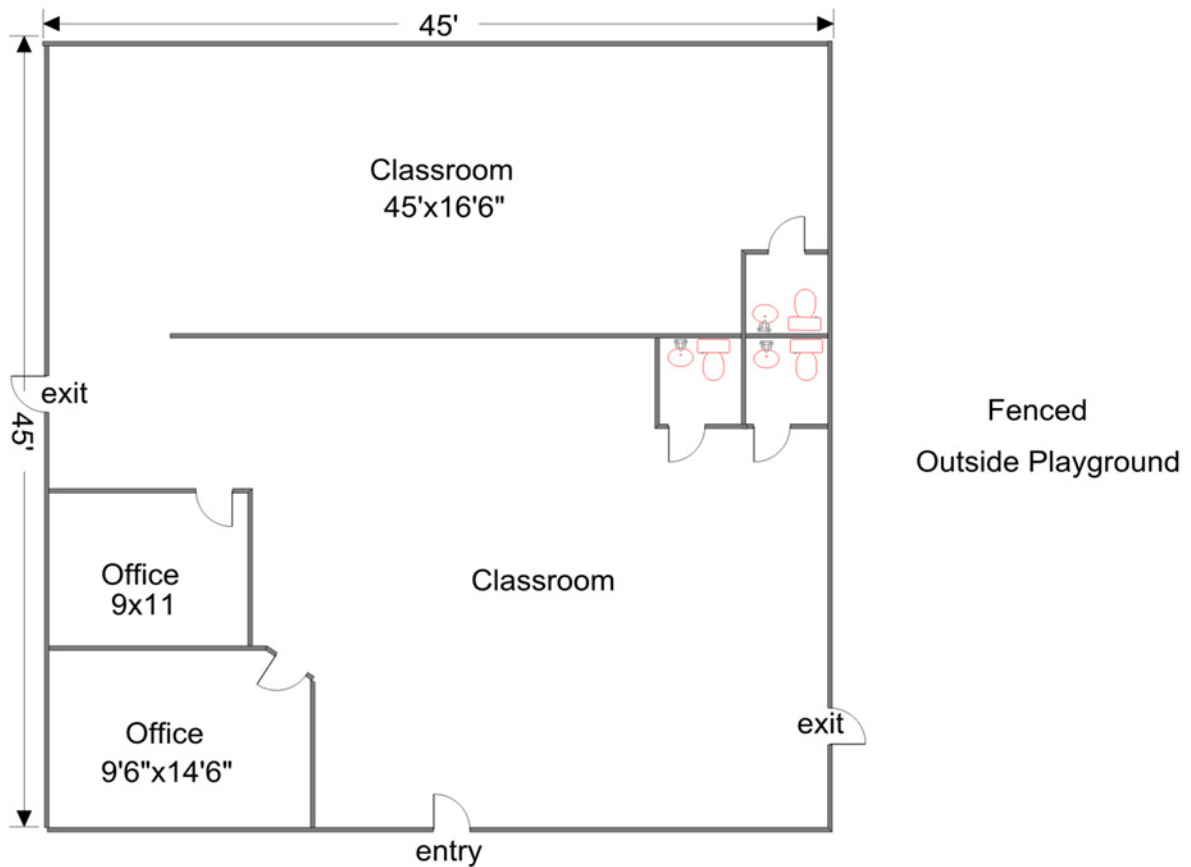
PREMIER

COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

640 McHenry Avenue
Woodstock, IL 60098





All Measurements are Approximate



640 McHenry Avenue
Woodstock, IL

PLAY YARD	
1	Play House
1	Swing Set
1	Monkey Bars
1	Adult Picnic Table
2	Large Play Trucks
1	Outdoor Water Table
1	Small Picnic Table
Misc.	Play Toys & Trucks
	Riding Bikes

BASEMENT	
3	Large Wall Shelving Units
2	10x15 Shelving Units
1	New Refrigerator
1	New Convection Oven
1	Desk
1	Kitchen Shelving Unit
15	Tables
40	Folding Chairs
1	Incubator
Misc.	Kitchen Utensils
	Plates
	Silverware
	Cups

UPSTAIRS	
40	Kids Chairs
3	Filing Cabinets
3	Desks
3	Computers
100	Childrens Computer Games
1	Printer
1	Fax Machine
Misc.	Office Supplies
20	Cots & Sheets
	Large Tables
	Small Tables
	Books
	Books w/ CDs
	Art Supplies
	Montessori Activities
	Games
	Puzzles

BUILDING	
3	New Fire Pull Stations
2	New Smoke Detectors
1	Wireless Fire Monitoring System
1	New Fire Panel (lower level)
	LED Bulbs (throughout)

