



**7100 Tonnelle Ave, North Bergen**

**APPROVED CHILDCARE CENTER  
WITH ABA CONTRACTS**

**Brand New Facility • Completed  
July 2025**





# Property Overview

- Exceptional turnkey opportunity — fully licensed for both **childcare and behavioral health (ABA) services**, designed for integrated education and therapy.
- The facility was completed in **Summer 2025** and is positioned for rapid growth within an urban, minority community experiencing increasing demand for high-quality childcare and ABA programming.





# Key Features

- **Enrollment Capacity:** 108 children
- **Use:** Licensed for Childcare & Behavioral Health Services
- **Completion:** July 2025 (Brand New Facility)
- **Modern Amenities:** Classrooms, therapy rooms, and outdoor play areas
- **Compliant & Credentialed:** All licensing and payer credentialing in place
- **Integrated Model:** Supports children with and without special needs
- **Community Opportunity:** Strong potential to partner with nearby school districts for early intervention, inclusion, and after-school programs
- **Growth Potential:** Expansion through increased ABA caseloads and childcare enrollment



# Property Highlights

<u>Specification</u>	<u>Detail</u>
Lot Size	11,102 SF
Building Size	7,246 SF
Year Built	Summer 2025
Capacity	108 Children
Parking	11 Spaces
EV Charging	Yes
Playground	1,250 SF
Fire Sprinklers	Yes
CCTV Security	Yes
Kitchen	Full Kitchen + Kitchenette
Teacher Lounge	Yes
Office	Yes





# Opportunity Summary

- This newly completed facility offers immediate operational potential for childcare and ABA providers seeking a ready-to-operate site with modern infrastructure and full compliance. Positioned in a community with strong demand and limited supply, this property presents an ideal opportunity for expansion or strategic acquisition.







# A TRUSTED PARTNER IN DECISION-MAKING

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