



**PRICE REDUCTION!
\$900,000**

1580 GEIGER GRADE
RD., RENO, NV 89521

**TURNKEY SOUTH RENO
PRESCHOOL FOR SALE**

PASSIONATE ABOUT EARLY CHILDHOOD EDUCATION?

A rare opportunity awaits! This well-established and highly regarded early childhood education center is now available for sale. With a long-standing reputation for excellence, this thriving preschool is known for delivering exceptional care and education, supported by a team of compassionate and dedicated staff.



NEW ADDITIONS

- Landscaping
- Parking Lot repair
 - Sealed and stripped, painted interior and exterior
- Painted Cabinets
 - Added 3 sinks and cabinets
- Installed new flooring
- New Front door - with keyless entry and magnetron lock system
- Replaced water heater
- Added gutters
- New playground equipment
 - Shade Structure, Jungle Gym, Playground Boarders and Rubber Mulch

PROPERTY HIGHLIGHTS

- Turnkey child care facility
- Large Fenced outdoor play yard with shade structure
- Ample parking
- Convenient South Reno location
- Oversized lot providing opportunity for expansion
- All fixtures, furniture, equipment, and curriculum are now included in the sale of the property.



LOCATION

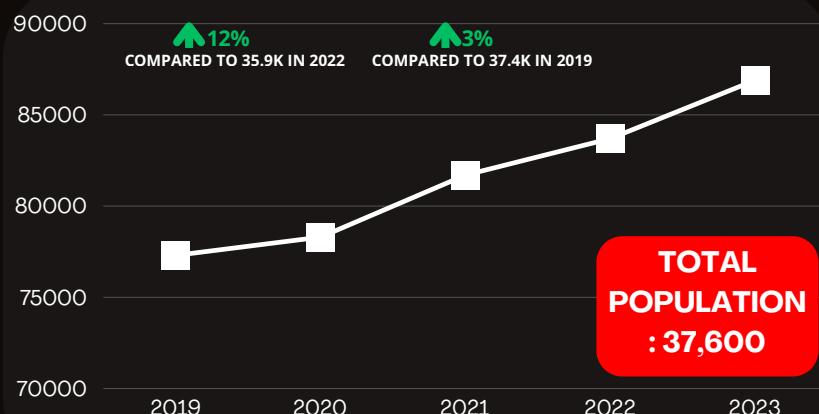
Located in a growing neighborhood in Southeast Reno, the 1,896 SF facility has been recently updated and features a spacious, fully equipped playground. The oversized lot provides ample room for future expansion, offering the potential for increased enrollment and additional revenue streams.

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DEMOGRAPHIC INSIGHTS

Population



Housing Occupancy Ratio

16:1

17:1 predicted by 2028

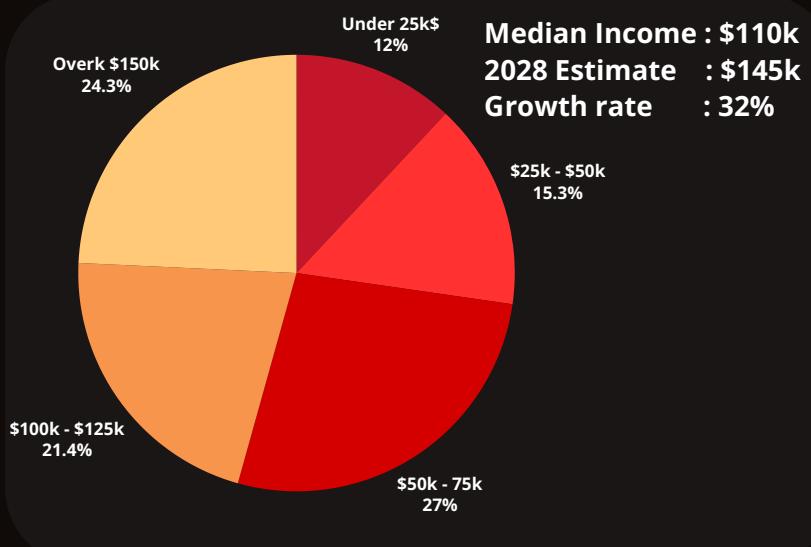


1:2

1:3 predicted by 2028



Household income



Age Demographics

UNDER 20



20 - 40



25 - 45



45 - 65



Over 65



INTEREST? LET'S GET IN TOUCH



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