

# FOR SALE

**3136-3138 WALDEN AVENUE, DEPEW, NY 14043**

HUNT Commercial Real Estate Corp. ■ 403 Main St, Suite 200 ■ Buffalo, NY 14203



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# TURNKEY HIGHLY REPUTABLE DAY CARE FACILITY

## 3136-3138 Walden Avenue, Depew, NY 14043

**Business/Real Estate Sale Offering:** Turnkey Highly Reputable Day Care facility and business operations in a prime central location on Walden between Dick Rd and Transit. Property features an expansive 6,716 square feet of commercial retail/office space across 2 buildings on .32 acres. Recently remodeled to a modern and inviting look on the interiors of both buildings. Design was created to expand space to increase capacity for more business volume. Property is completely up to the rigid NYS regulations and standards for Day Care facilities. Multi zone forced air, 2.5 car garage for storage and play area per requirements. 13 surface parking spaces, easy to maintain brick and vinyl exterior. Flourishing business includes all Goodwill, Equipment, Furnishings, Clients, Name and Reviews.

**Selling Info:** Owner is selling both the on-going business with the real estate. Tenured employees wishing to stay on board with the new owner operator. Ideal buyer will be a day care operator or an investor that is able to keep existing operation in place.

**Building 1:** This property includes “My Space to Grow Daycare”, a fully operating, highly reputable day care facility with all operating requirements current and to code (including fenced outdoor play area requirement). Facility caters to Infants, Toddlers and Pre-K with capacity up to 72 children (pricelist attached in listing). Building includes 2 Bathrooms and Full Kitchen.

**Building 2:** Upper/Lower units fully renovated from apartments for additional day care operational space on both floors (1 bath on each floor).















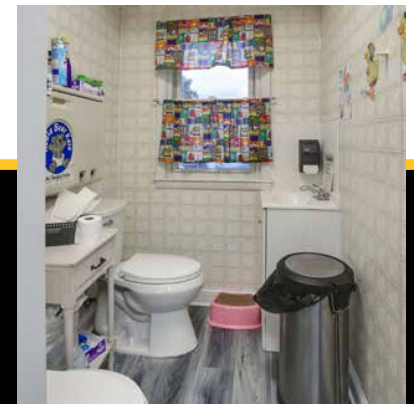
**Mechanicals** - Roof: new and like new (Front 19, Back 11, Garage 07) Vinyl siding in excellent condition. 3 High Efficiency Furnaces (05, 09, 09), AC (05, 06, 09) and Circuit Breakers. Building has been meticulously cared for and in excellent condition throughout.

**Garage** – 2.5 Car Storage Garage, ideal as an amenity or additional rent.

Lot is situation on Walden Ave and holds 12 Parking spaces. Recently paved, striped and fenced.

**Primary Expenses -**

1. Insurance cost, which includes day care protection is \$11,000/yr.
2. Property taxes: School - \$4,774 | County - \$3,212 | Village - \$2,838
3. Maintenance costs: Plowing \$1,250/yr, Driveway sealing \$985/yr, Kohler Awning \$258, Annual furnace \$193, Annual Fire alarm system check \$228, Annual fire extinguisher inspection \$124
4. General maintenance including supplies \$3,000/year.

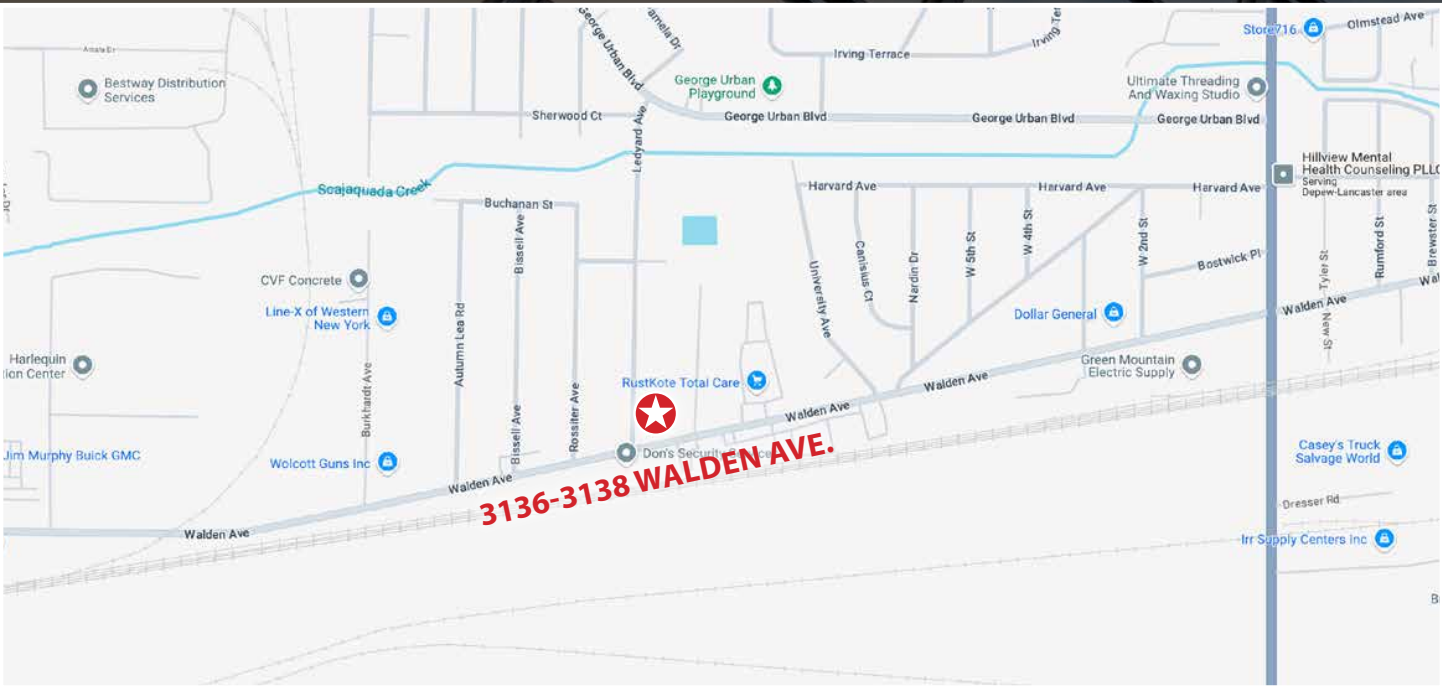
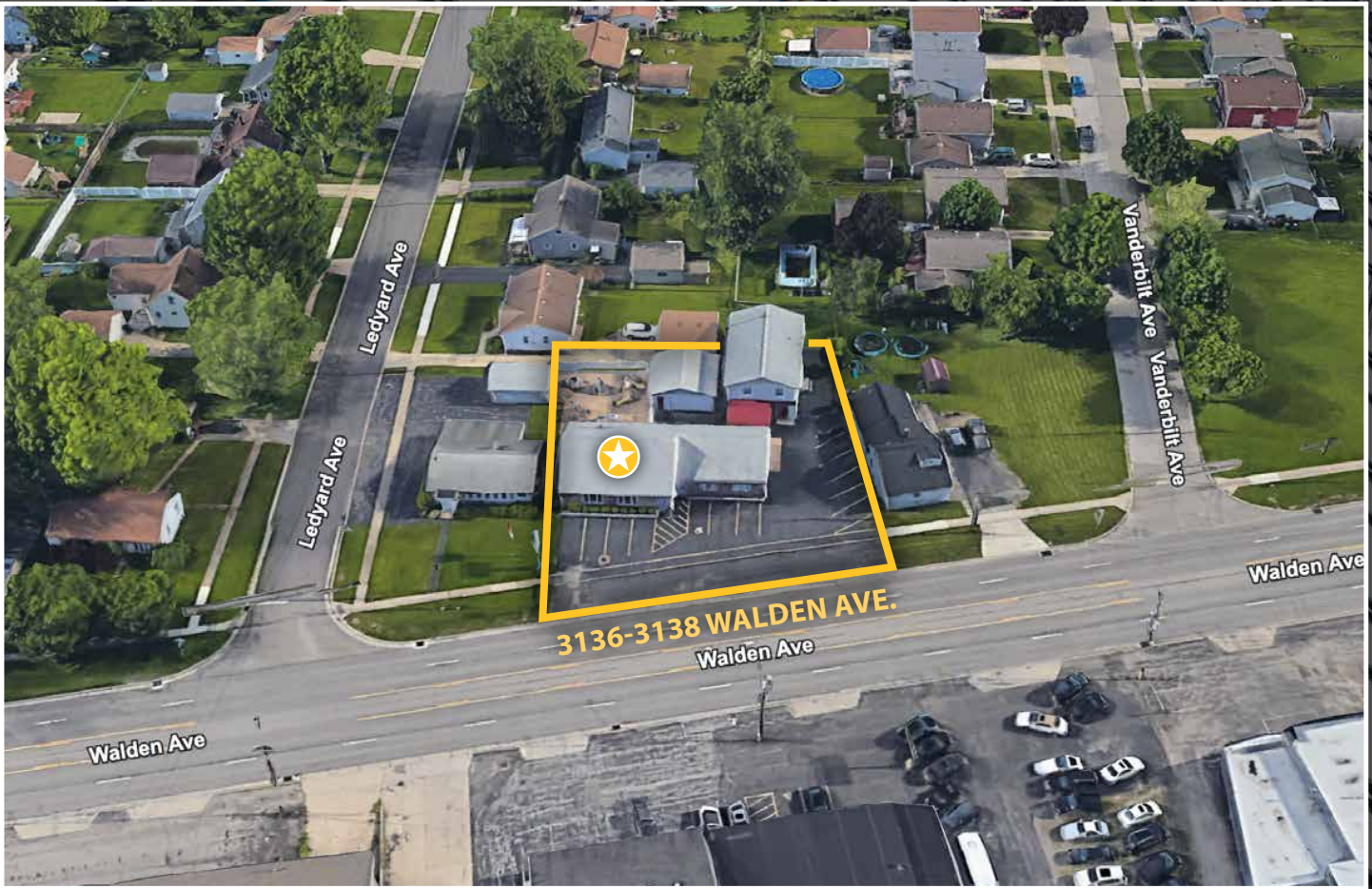












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