

# For Lease and For Sale



461 Tyler Ave,  
Louisville, Colorado

For Sale: \$2,250,000  
For Lease: \$25-28psfNNN

## Turnkey Educational Childcare Facility with Outdoor Play Area

- 6,580 sf
- 0.69 Acre site
- Lease Rate \$25-28psf NNN
- 3 full classrooms
- Large fenced outdoor play yard
- Full Commercial Kitchen + Grease trap
- Onsite Parking +18

This well-maintained  $\pm 6,580$  SF freestanding facility offers a rare opportunity for educational, childcare, or community-oriented users seeking a location within an established Louisville neighborhood. Originally designed and operated as a Montessori school, the building features multiple classrooms, administrative areas, a full commercial kitchen with grease trap, and a large fenced outdoor play yard.

The property was previously licensed for up to 90 children, with historical operations serving approximately 60, providing potential for increased capacity depending on a new operator's program and licensing. The existing layout offers a highly functional environment for early childhood education, therapy groups, or similar users, allowing for minimal conversion and a faster path to occupancy.

Situated on a  $\pm 0.69$  acre site and surrounded by residential homes, the property benefits from strong demographics and a built-in client base.

Jim York

**Managing Partner**

303-717-8038

[jyork@summitcommercial.net](mailto:jyork@summitcommercial.net)

Jim Ditzel

**Founder/Partner**

303-931-7341

[jim@summitcommercial.net](mailto:jim@summitcommercial.net)



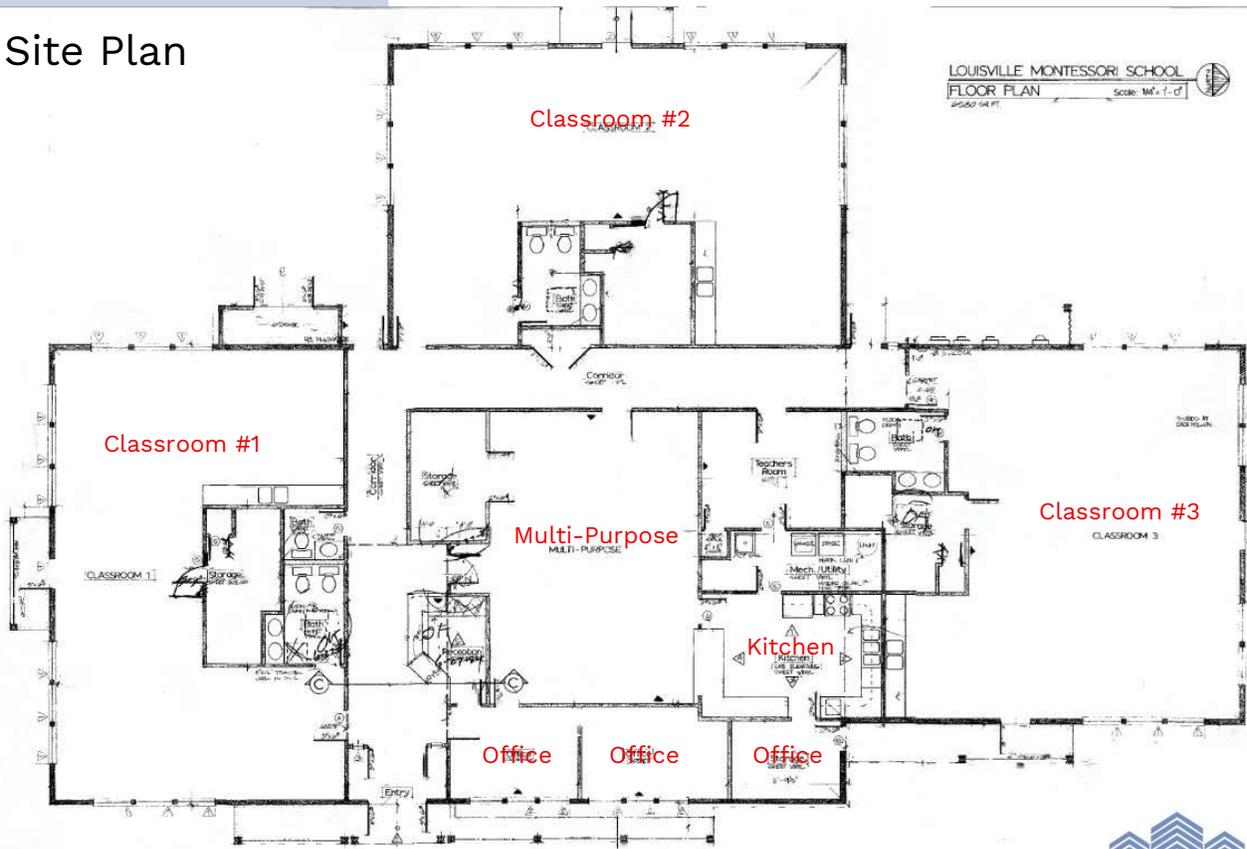
All information provided is deemed reliable but is not guaranteed and should be independently verified.

# Overview

Rare opportunity to acquire or lease a purpose-built childcare and educational facility in the heart of Louisville. The property was originally constructed for a Montessori school and features multiple classrooms, dedicated outdoor play areas, and a full commercial kitchen. The layout supports continued educational use or conversion to therapy, medical, or community-oriented uses.



## Site Plan



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## Lease Details

### Lease Summary

Lease Type: Absolute NNN

Rent: \$25–\$28 PSF NNN

Estimated NNN Expenses

Taxes: \$26,377/year

Insurance: ~\$9,261/year

Total: ~\$35,638/year (~\$5.42/SF)

### Tenant Responsibilities:

- Property taxes \$26,377
- Insurance: \$9,261
- Utilities
- HVAC maintenance and replacement
- Plumbing, electrical, and general maintenance
- Landscaping and snow removal

### Landlord Responsibilities

- Structural components only (roof, exterior walls, structure)

### Positioning line:

“True NNN structure providing landlord simplicity and tenant control.”



## Zoning and Use

### Zoning Overview

The property is zoned Residential (R-E) and was previously approved for operation as a Montessori school under a Special Review Use (SRU). The facility was licensed for up to 90 children and successfully operated in this capacity for many years.

### Existing Use Status

The City of Louisville has confirmed that continued business operations associated with the property meet the “substantial operation” requirement. As a result, the existing Special Review Use (SRU) approval remains in place and no additional approval is required for continued school or daycare use, provided the use remains consistent with prior operations.

### Reapproval Process (If Use Changes)

A new Special Review Use approval would only be required if there is a change in use or significant modification to the originally approved school or daycare operations. In such cases, the process is well-defined:

- Estimated timeline: approximately 3 to 5 months
- Includes staff review, Planning Commission, and City Council approval
- Similar school and childcare uses remain supported within the zoning district

### Summary

The property offers a rare opportunity for immediate occupancy as a school or childcare facility with existing approvals in place. This significantly reduces entitlement risk and provides a clear, streamlined path for continued educational use.

# Investment – Financial Upside

## Investment & Leasing Opportunity *Value Creation Through Lease-Up*

### Current Opportunity

The property is currently offered for sale at \$2,250,000 or for lease at \$25–\$28 PSF NNN. As a vacant special-purpose asset, the highest value is achieved through stabilization with a qualified tenant.

### Lease-Up Strategy

Leasing the property to an educational or childcare operator provides a clear path to maximizing value:

- Target lease rate: \$25–\$28 PSF NNN
- Estimated annual rent: approximately \$164,500 – \$184,200
- Strong demand from childcare, Montessori, and therapy users in Boulder County

Once stabilized with a long-term lease, the property transitions into an income-producing investment asset.

### Value Positioning

Based on market data for similar educational and childcare facilities:

- As-is vacant value reflects entitlement and lease-up risk
- Stabilized assets with long-term leases command premium pricing

A completed lease-up supports a valuation in the \$2.2M – \$2.5M+ range, depending on lease terms and tenant strength.

### Lease-to-Own Opportunity

Ownership is open to creative structures that support a tenant’s long-term success, including:

- Lease with option to purchase
- Structured lease-to-own scenarios
- Flexibility for operators seeking to secure the property over time

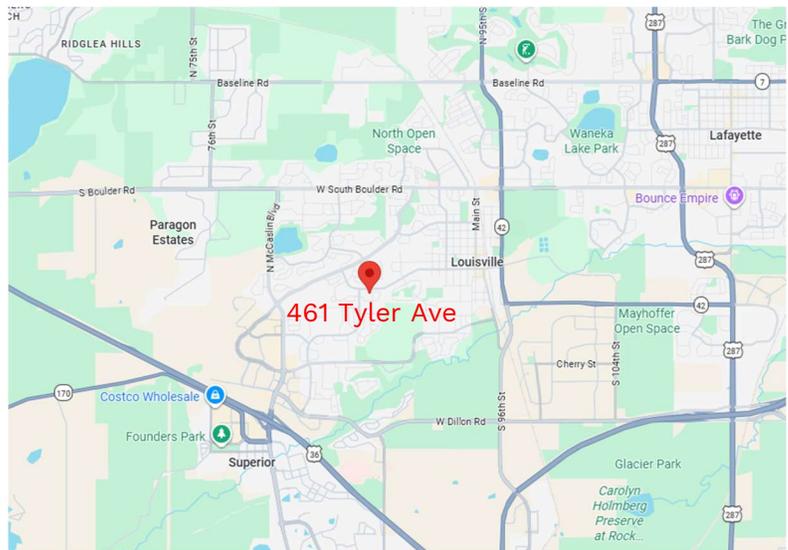
### Summary

This opportunity is ideally suited for an owner-user or operator seeking to control a purpose-built facility, while also creating long-term value through stabilization.

## Location

Located in the Heart of Louisville

- Minutes to Downtown Louisville
- Easy access to Boulder, Broomfield, and Denver
- Located within established residential neighborhood
- Strong demographics and built-in customer base



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Founding Partner  
303-931-7341  
[jim@summitcommercial.net](mailto:jim@summitcommercial.net)

541 Main St unit B  
Longmont, CO. 80501  
[summitcommercial.net](http://summitcommercial.net)

