

SALE

GENERATIONS KNOWLEDGE AND CARE CENTER

7185 Blackmon Rd Columbus, GA 31909



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	3,807 SF
Available SF:	5,307 SF With Mobile Unit
Lot Size:	1.891 Acres
Year Built:	2002
Zoning:	NC

PROPERTY OVERVIEW

Presenting an exceptional turnkey opportunity in a highly sought-after area! This thriving daycare, strategically located near schools, retail, and businesses, offers a seamless transition for new owners. The meticulously maintained building and property feature a new roof, HVAC unit, resurfaced parking lot, LED lighting, metal fencing, and playground surface materials. Inside, the lobby, hallways, and kitchen boast new 30 Mill flooring and updated appliances, including refrigerators, stoves, dishwasher, and washer and dryer. Additionally, the property includes two storage buildings, one of which was purchased in 2022. The transaction encompasses the real estate, operating business, all equipment, and two well-maintained buses. With a stable employee base and high housing density in the area, this opportunity is primed for continued success.

PROPERTY WEBSITE

[Click Here](#)

Haley Lyman
(706) 615-6292

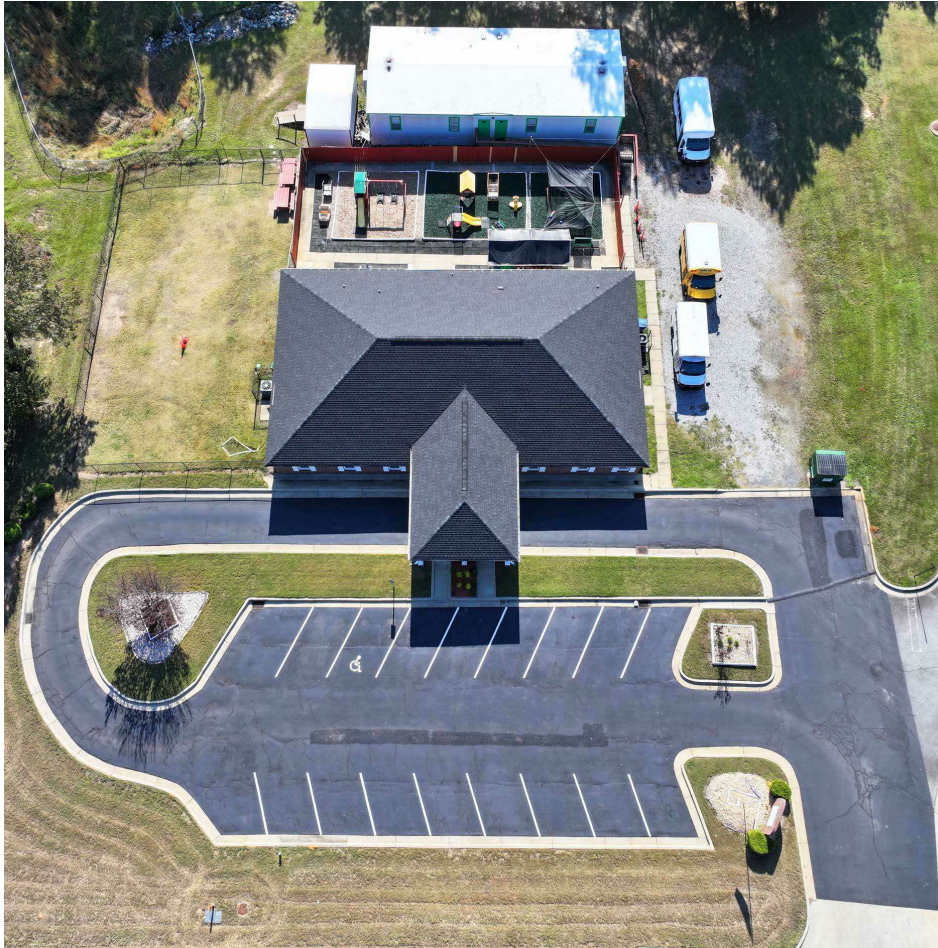


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LOCATION DESCRIPTION

Located at 7185 Blackmon Road, Columbus, GA 31909, this daycare enjoys a highly visible and convenient location at the intersection of Warm Springs Road and Blackmon Road. This thriving area of Columbus is surrounded by high-density residential neighborhoods, bustling retail centers, and prominent schools, making it an ideal hub for families seeking quality childcare services.

With easy access to major thoroughfares and excellent traffic flow, this intersection offers unmatched convenience for busy parents during morning drop-offs and afternoon pick-ups. The surrounding community is vibrant and growing, ensuring a steady demand for daycare services.

This prime location perfectly blends accessibility, visibility, and proximity to key amenities, making it a sought-after area for businesses serving local families.

Matterport Tour: <https://my.matterport.com/show/?m=jvG8VCg6dW5&mls=1>

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PROPERTY HIGHLIGHTS

- Main building is 3,807 SF Situated on 1.891 Acres with detention pond that allows for expansion of building or additional mobile unit
- Existing +/- 1,500 SF Mobile Unit used for profitable after school program
- New Roof and HVAC Units
- Resurfaced and Re-Striped Parking Lot
- All-New LED Lighting
- Upgraded Fencing and Playground Surfacing
- New 30 Mil Flooring: Upgraded lobby, hallways, and kitchen flooring offer a durable and attractive interior design.
- All New Appliances: Includes washer, dryer, refrigerators, stove, and a dishwasher for smooth, efficient daily operations.
- On-Site Storage Buildings: 12x24 storage building (2022) with a roll-up door for larger items, 12x20 storage building dedicated to supplies.
- Fully operational daycare with all equipment, supplies, computer software and assets included.
- Matterport tour: <https://my.matterport.com/show/?m=jvG8VCg6dW5&mIs=1>
- Two buses, a 2013 Chevrolet Express and a 2004 Chevrolet Express, included for transportation needs.
- This turnkey offering combines real estate ownership with a recession-resilient business in a prime, family-oriented location. The property's condition and the daycare's reputation provide immediate cash flow and long-term growth potential.

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