

FOR SALE

INVESTMENT OPPORTUNITY



CDM[®]
REAL ESTATE
— SERVICES —



NEW CREATIONS
CHILD CARE & LEARNING CENTER

**3004 NW 18TH STREET
ANKENY, IOWA 50023**

**NEW CREATIONS
CHILD CARE &
LEARNING CENTER**

\$4,745,000

CONTACT US

www.cdmres.com

CHRIS DAWSON
Partner | Agent

Licensed in the State of Iowa

☎ 515.210.7515 (c)

✉ chris@cdmres.com

The Offering



CDM Real Estate Services is pleased to present an investment opportunity to purchase this newly remodeled 12,182 square foot, child care and learning center. It was originally built in 2014 and updated in 2023. Leased to New Creations Child Care & Learning Center (operator) on a 15-year triple net lease. The building is strategically located on the northwest corner of NW Irvinedale Drive and NW 18th Street in Ankeny with excellent visibility and accessibility to the business. This prime location in NW Ankeny with close proximity to schools and residential neighborhoods.

New Creations Child Care & Learning Center is a faith-based child care center that provides a safe, enriching, and supportive foundation for children to grow, learn, and develop in a warm and faith-driven environment. New Creations has 20 locations between Minnesota (17) and Iowa (3) and they continue to grow. Visit their website to find out more: www.newcreationschildcare.com.

Ankeny, Iowa is one of the fastest growing suburbs in the Greater Des Moines area. It provides a good community for families, excellent schools, extensive miles of bike trails, city parks, restaurants, entertainment, shopping and more. Ankeny is a very welcoming community, great place to live, work and to grow.



The Offering



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PROPERTY HIGHLIGHTS

- ◆ Sale Price: \$4,745,000
- ◆ 12,182 SF Building
- ◆ NNN 15-Year Lease In Place (2.5% Annual Bumps)
- ◆ 1.405 Acre Site
- ◆ Updated in 2023
- ◆ 11 Classrooms
- ◆ Breakrooms
- ◆ Office
- ◆ Lobby
- ◆ Staff Lounge
- ◆ Sick Room
- ◆ Kitchen Space
- ◆ Library
- ◆ Nursing Room
- ◆ Fenced Playground Areas
- ◆ Website of Operator
www.newcreationschildcare.com

