



# SPECIALTY FOR SALE

Single Tenant Private School



Bryant Commercial Group is pleased to present 7133 Garden Prairie Road, a unique opportunity to acquire a fully operational educational facility with built-in cash flow and multiple long-term value-add strategies.

The property is currently occupied by Camelot Therapeutic Schools, LLC under a lease agreement extending through June 2027, providing investors with immediate rental income from day one. The existing lease structure allows buyers to generate stable cash flow while evaluating future plans for the property.



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## PROPERTY HIGHLIGHTS

Asking Price:	\$625,000
Building Size:	+/- 37,137 SF
Land Size:	6.67 AC
County:	Boone
RE Taxes:	\$ 24,278.12
Parcel ID:	06-25-300-010



Situated on a spacious 6.67 acres in Boone County, the property features a maintained school facility designed to accommodate educational, training, religious, nonprofit, or community oriented uses.



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The building features 14+ classrooms, a full gymnasium with stage, a warming kitchen, administrative offices, and common gathering areas. The campus also includes a 3-stall bus garage, providing additional storage and transportation support capabilities.



Upon lease expiration, ownership will have several strategic options, including negotiating a lease renewal with the current tenant, occupying the facility for educational or institutional use, or pursuing adaptive reuse opportunities.

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