



Asking Price:	\$3,500,000 ?	Gross Revenue:	\$1,162,047 ?
Price/Sq. Ft.:	\$595.00	FF&E:	N/A ?
NOI:	N/A ?	Year Built:	1980
Building SF:	4,800		

## Property Description

### Turnkey Alameda, CA Preschool & Property - Available Now!

This is the first time this preschool is available. Located in Alameda County, Calif. Originally licensed in 2004, 63 PreSchool, 11 Age 0-2 years, has an excellent ongoing operating statement in excess of \$1,000,000 annual gross income. Staff has been the same for many years as this is a stable PreSchool.

Available as a Business including the Real Estate, Asking \$3,500,000

## Detailed Information

Location:	Alameda, CA
Type:	Other Business Real Estate
Building SF:	4,800
Building Status:	Established
Facilities:	PreSchool is located in Business Park with beautiful water surroundings, Currently 51 children are enrolled. Owner will consider Selling all three (3) Alameda locations , this one listed and two others.
Current Property Expenses:	Property Taxes \$20,577
Location Description:	Ownership will work with new buyer
Current and Prior Use:	Has been a child care center by same ownership since 2004