# Pathways Preschool \$995,000

109 N 23RD ST, DAKOTA CITY, NE



BUSINESS & REAL ESTATE INCLUDED IN SALE



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KJ 712-251-9905
JENNIFER
712-266-5972





## GREAT LOCATION

BLOCKS FROM HWY 77 & HWY 20

## PROFITABLE

BIG POTENTIAL WITH ROOM TO GROW

## PERFECT SIZE

3,200 SF, 1.14 ACRES, SPACE TO EXPAND

#### **PATHYWAYS PRESCHOOL**

- PRISTINE BUILDING
- GREAT SCHOOL LAYOUT
- 3 SPACIOUS CLASSROOMS, EACH WITH SAFETY EXITS
- LARGE FLEX-SPACE, MULTIPLE USE
- COMMERCIAL-GRADE KITCHEN
- LARGE OUTDOOR PLAYGROUND















- kjwingert@c21prolink.com
- jennifer@c21prolink.com
- www.propertyprosgroup.com

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WARM AND WELCOMING RECEPTION AREA



FF&E INCLUDED EXTENSIVE ASSET



LARGE STORAGE WITH SEASONAL INCOME

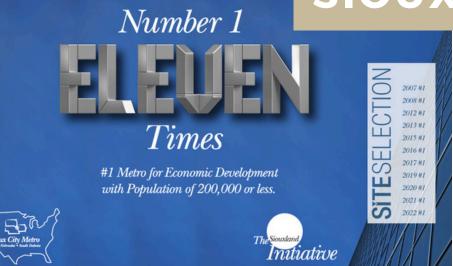


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# SIOUXLAND STATS



## NATIONAL RECOGNITIONS

SIOUX CITY RANKED #7
MOST LIVABLE SMALL CITY IN THE U.S.
SMartasset

SIOUX CITY RANKED #5
IMOST AFFORDABLE TRENDY
CITIES WHERE YOU CAN STILL BUY A HOME

#### SITESELECTION

SIOUX CITY METRO RANKED #1
ECONOMIC DEVELOPMENT PROJECTS
FOR POPULATIOSN UNDER 200,000

realtor.com

### **MEDIAN INCOME**

2020 HOUSEHOLD

SIOUX CITY, IA \$57,750

SOUTH SIOUX CITY, NE \$56,744

DAKOTA DUNES, SD \$99,034

### AT A GLANCE

#### **METRO POPULATION 2020**

Woodbury County, IA 105,941
Plymouth County, IA 25,698
Dakota County, NE 21,582
Dixon County, NE 5,606
Union County, SD 14,399

SIOUX CITY METRO 173,226

#### **HOUSEHOLDS BY INCOME 2020**

# of Households 56,113 Median Income \$61,399

#### **TOP EMPLOYERS**













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