



Move-In Ready for  
Owner/Operator



## 2302-2310 South 5th St

Allentown, PA 18103

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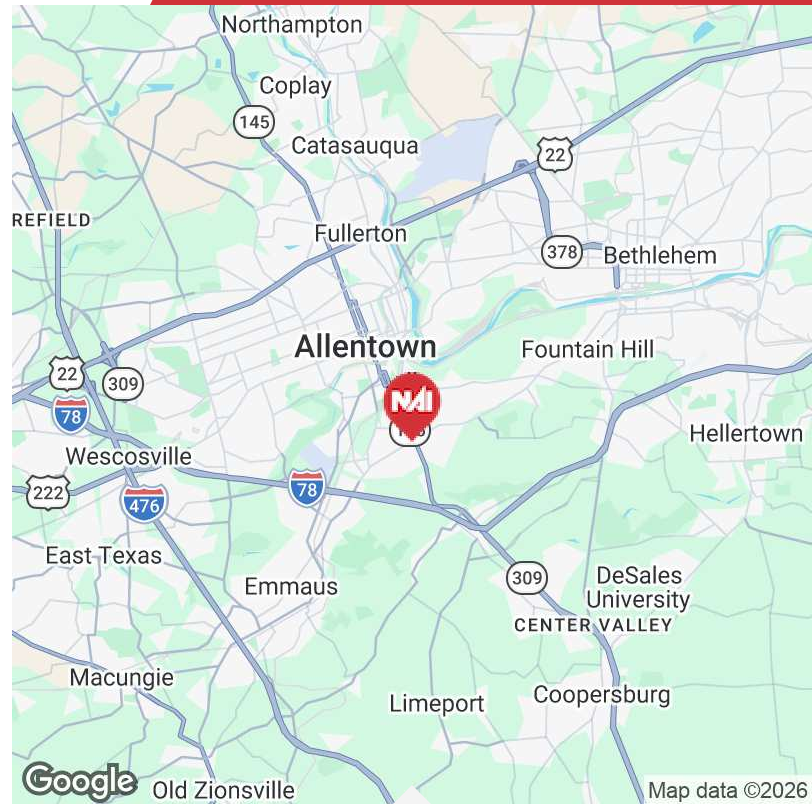


Well-maintained daycare facility offered for sale, ideal for an owner-operator seeking a purpose-built early childhood property. The offering includes three freestanding structures situated on a fully fenced 0.34-acre lot, thoughtfully designed to accommodate children from infant and toddler care through school-age programs. Each building is individually configured to support the specific needs, layouts, and safety requirements of its designated age group.

The property features a dedicated outdoor play area with installed play equipment and structures. Recent capital improvements have been made to the buildings, including new windows, upgraded electrical panels, kitchen enhancements in the main building, and an improved smoke detection system, among other updates.

A unique pass-through drive allows a small bus or transportation van to enter and exit the fenced property, streamlining access and improving safety during school-age drop-off and pick-up.

This offering is for Real Estate Only; daycare business and license are not included in the sale. Current business utilizes 13 parking spaces on an adjacent lot that is not included in the Sale, but future use can be negotiated with property owner.



- Excellent Opportunity for Daycare Owner/Operator
- Well-maintained and Move-In Ready
- Recent Capital Improvements

#### Location Information

Street Address	2302-2310 S 5th St
City, State, Zip	Allentown, PA 18103

#### Building Information

Total Sq Ft	7,055 SF
Tenancy	Single
Year Last Renovated	2025
Condition	Average
Free Standing	Yes
Number of Buildings	3
Kitchens	2
Restrooms	4

#### Sale Price

**\$849,900**

#### Property Information

Property Type	Daycare
Zoning	N-3 Twinhouse-House Neighborhood 1
Lot Size	0.34 Acres
APN #	640651709707-1
Lot Frontage	93 ft
Lot Depth	166 ft

#### Parking

Parking Spaces	2 on-site; potential to negotiate use of 13 additional spaces on adjacent lot; street parking
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