



**FOR SALE**

## **LITTLE LEARNER'S EARLY CHILDHOOD CENTER**

New Palestine ( Metro Indy).

### **ABSOLUTE NNN**

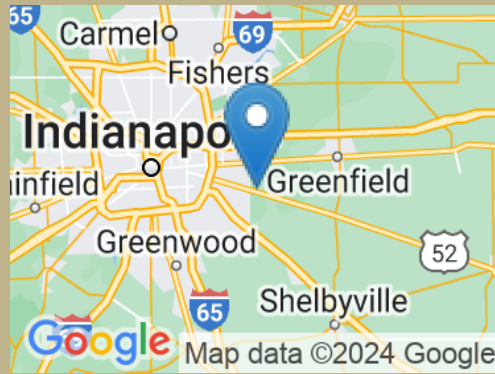
Excellent investor opportunity in fast growing New Palestine ( Metro Indy). This Absolute Net Investment property on 1.99 acres is an established daycare with 7 years of experience located just 6 miles for the I-465 and US-52 interchange. There are 3 years left on the initial term with two five-year renewals and annual rent increases. This investment property is priced at an 8 cap. A full Offering Memorandum with a draft financial analysis from Analyst Pro based on the properties lease agreement and addendum with lease documents are available after executing the attached NDA. Please consult your financial advisor for financial analysis verification.

**7271 U.S. 52  
New Palestine, IN 46163**

**PURCHASE PRICE:**

**\$750,000.00**

**Land Size: 1.99 Acres  
Property Size: 3,036 Sq. Ft.  
Year Built: 2009**



# COMMERCIAL®

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