

FOR SALE | 3,296± SF BUILDING & DAYCARE BUSINESS TURN-KEY, AWARD WINNING ESTABLISHED DAYCARE CENTER

18 Shaker Road, Enfield, CT 06082

SALE PRICE: \$295,000 (BUILDING: \$240,000 | BUSINESS: \$55,000)



Ranked in Top 50
Commercial Firms in U.S.



- Location is easily accessible
 - Includes town school bus service to and from nearby elementary school for school age children at the center
- Center has a private outdoor play ground
 - Potential for expansion
- Licensed for up to 28 children
 - Includes 8 under the age of 3
- Excellent opportunity to grow equity and put your own name on a center that has a stellar reputation
 - Full roster with waiting list



Property Highlights

- Full Daycare w/ waiting list
- 3,296± SF available
 - 1st Floor = 1,648± SF
 - Basement = 1,648± SF
- 0.92± Acre
- Zoning: I-1
- 8 parking spaces
- Traffic: 11,695 ADT
- 1.3 miles to I-91
- 3.1 miles to MA border
- Many area amenities

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA	3,296± SF
SPACE BREAKDOWN	1,648± SF – 1 st Floor 1,648± SF – Basement
NUMBER OF FLOORS	1 plus basement
ATTIC/BASEMENT	1,648± SF (unfinished)
SUBDIVIDABLE	N/A
RESTROOMS	1 staff; 2 for children
CONSTRUCTION	Wood Frame
ROOF TYPE	Gable, Asph/F Gls/Cmp
YEAR BUILT	1993
HOA FEES	N/A

SITE

SITE AREA	0.92 acre
ZONING	I-1
PARKING	8 spaces
SIGNAGE	Yes
VISIBILITY	Very Good
HWY.ACCESS	I-91
TRAFFIC COUNT	11,695 ADT

UTILITIES

SEWER	City
WATER	Public
GAS	No

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Oil / Hot Water
SPRINKLERED	Yes
ELEVATOR(S)	No

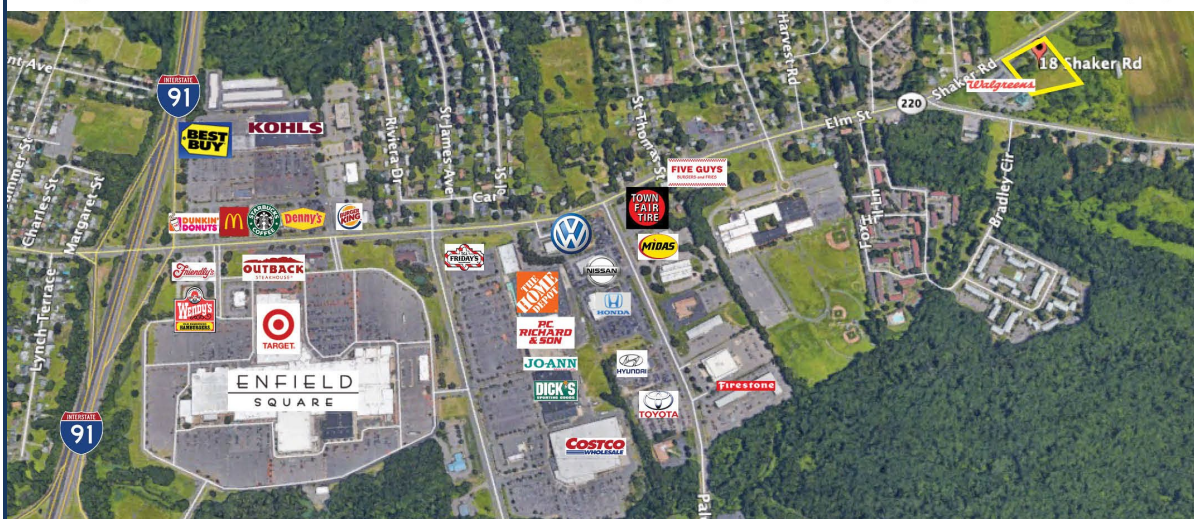
TAXES

ASSESSMENT	\$128,650
MILL RATE	40.13 (2018)
TAXES	\$5,162.72

AREA RETAIL Walgreens, Target, Home Depot, Best Buy, Kohl's

COMMENTS Financials available upon signing of confidentiality agreement. Roof fully replaced in 2008. Option to expand center by finishing basement space or adding on to existing structure with approval of town/fire marshal. Center opened in 2005 and existing teachers have been with center for several years. Potential for staff and director to remain during transition period to new owner.

2020 Summary	1 Mile	3 Mile	5 Mile
Population	4,511	35,671	44,603
Households	1,884	13,990	15,562
Families	1,246	8,973	11,017
Average Household Size	2.39	2.39	2.55
Owner Occupied Housing Units	1,599	10,235	12,791
Renter Occupied Housing Units	285	3,755	2,771
Median Age	46.2	42.1	45.9
Median Household Income	\$77,914	\$76,813	\$100,132
Average Household Income	\$95,313	\$97,085	\$129,544



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 - Shopping
 - Banking
 - Dining



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