

Daycare in Otsego For SALE \$927,777



**15590-90th St NE
Otsego, MN**

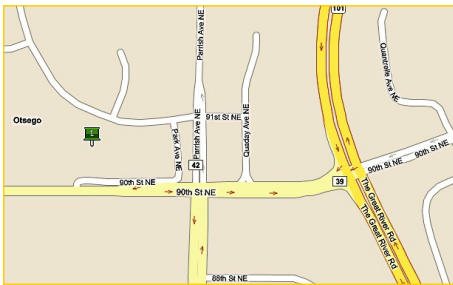
Great Investment Opportunity!

Property is complete with fenced-in play area and easy access from Highways 10 and 101 in Otsego.

This 7,700 SF facility is home to a daycare facility for toddlers and school-age children. It has two private offices, seven classrooms, a kitchen area, two children's restrooms, and separate employee restroom. The fenced in outdoor play area includes a huge sandbox/jungle gym area for older children, and two crawl and play areas for the younger set.

Great location minutes from the Highways 101 and 10 interchange and just off the 90th Street and Highway 101 "gateway" intersection linking commuter traffic with large residential areas to the west. Convenient access for parents dropping off and picking up children on their way to and from work!

Sale includes building, land and current lease.



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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

Daycare in Otsego For SALE \$997,777

This facility was extensively remodeled in 2005, and is currently occupied by a daycare. Nice location protected from busy thoroughfares by a frontage road and ample front parking area. Traffic-easing front and rear access allows for "drive-through" drop off and pick up. The seven classrooms for separating children into groups by activity or age range. Separate administrative areas and staff restrooms, with a kitchen area and enclosed mechanical room.

**15590-90th St NE
Otsego, MN**

Site Data



| | | |
|-----------------------------|--|-----------------------|
| Listing Price: | \$927,777 | |
| Includes: | Building, land, leases | |
| Location: | 15590-90th Street NE, Otsego, MN 55301 | |
| PID Number: | 118216001010 | |
| Legal Description: | Sect-15 Tqp-121 Range-023 Mississippi Shores 8th Addn Lot-001 Block-001 | |
| Zoning: | Business/Commercial | |
| Topography: | Private road frontage, fenced play area | |
| Utilities: | Water | City water, connected |
| | Sewer | City Sewer, connected |
| | Fuel | Natural Gas |
| | Heat | Forced Air |
| | Air Conditioning | Central |
| Number of Buildings: | 1 | |
| Number of Floors: | 1 | |
| Number of Units: | 1 | |
| Foundation Size: | 7,700SF | |
| Total SF | 7,700 SF | |
| Acres | — | |
| Building Type: | Brick/Stone, Metal/Vinyl | |
| Year Built: | 1988 | |
| Parking: | Private open lot | |
| Occupied: | No | |
| Neighboring: | Commercial and residential | |
| General: | Day Care with seven classrooms, two offices, two children's restrooms, private employee restroom, kitchen area, mechanical room and fenced outdoor play area. Extensively remodeled in 2005. | |

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Demographics

Community-at-a-Glance

County Seat:

Wright

Population:

6,389

Median Age:

32.5

Average Family Size:

3.41

Median Single Family

Home Value:

\$132,700

Median Household Income:

\$57,422

Commute Time (minutes):

28.3

| General Characteristics | Number | Percentage |
|--|---------|------------|
| Total population | 6,389 | — |
| <i>Male</i> | 3,329 | 52.1 |
| <i>Female</i> | 3,069 | 47.9 |
| Median age (years) | 32.5 | — |
| <i>Under 5 years</i> | 530 | 6.5 |
| <i>18 years and over</i> | 4,315 | 67.5 |
| <i>65 years and over</i> | 270 | 12.4 |
| Average household size | 3.10 | — |
| Average family size | 3.41 | — |
| Total housing units | 2,120 | — |
| Social Characteristics | Number | Percentage |
| Population 25 years and over | 3,813 | — |
| <i>HS graduate or higher</i> | 3,477 | 91.2 |
| <i>Bachelor's degree or higher</i> | 511 | 13.4 |
| Male, now married | 1,559 | 64.5 |
| Female, now married | 1,520 | 68.6 |
| Economic characteristics | Number | Percentage |
| In labor force | 3,636 | 80.7 |
| Mean travel time to work (minutes) | 28.3 | — |
| Median household income (dollars) | 57,422 | — |
| Median family income (dollars) | 59,319 | — |
| Per capita income (dollars) | 20,209 | — |
| Housing Characteristics | Number | Percentage |
| Single-family owner-occupied homes | 1,514 | — |
| <i>Median value (dollars)</i> | 132,700 | — |
| Median of selected monthly owner costs with mortgage (dollars) | 1,113 | — |

*2000 US Census Data

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Don't let this great facility in a prime location get away!

Take advantage of this great business or investment opportunity before someone else does. This property is currently leased to a daycare, but will also work as a community learning center, vocational or technical training center or adult education facility. Other possible uses extend to not-for-profit organizations and a variety of service-based businesses like doctor, dentist, or health and wellness spa.



Building features and amenities include:

- 7,700 SF of interior space
- Extensively remodeled in 2005
- Seven separate classrooms
- Two children's bathrooms
- Two enclosed offices
- Separate restroom for staff and adults
- Kitchen area with for preparing meals and snacks
- Large, fenced outdoor play area with sandy and grassy areas, a jungle gym and two crawl and play structures for the younger set
- Enclosed mechanical room
- Large, off-street parking area
- Front and rear driveways for streamlined traffic flow
- City water and sewer
- Forced air heating
- Central air conditioning

Call today for your personal showing.

Contact Ron Touchette at 612.685.0373.

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

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