

SUCCESSFUL CHILDCARE/PRESCHOOL BUSINESS



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AREA MAP

423 S Illinois St., Belleville, IL 62220



LOCATION OVERVIEW

Great visibility on IL Route 159, just South of Belleville's Downtown Public Square. Private parking lot included with sale. Located within both a TIF District and Enterprise Zone.



PROPERTY PHOTOS

423 S Illinois St., Belleville, IL 62220

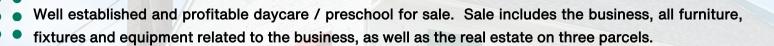








- Four classrooms on lower/walkout level
- Three classrooms on upper floor
- Large cafeteria, kitchen
- Private office
- Staff breakroom / kitchenette
- Two fenced in playgrounds



Additional rental house (fouth parcel) potentially available for sale. NOI has increased by thirty-three percent (33%) every year since 2021. Contact broker for full financial details.

Current enrollment is over eighty percent (80%) of the ninety-seven (97) total children permitted (seasonal).

Four classrooms on lower/walkout level and three classrooms on upper floor. Upper floor also includes large cafeteria, kitchen, private office and staff breakroom / kitchenette.

Fully sprinkled throughout.

Staff includes four qualified directors, seven teachers and six teacher assistants. Two fenced in playgrounds.

SALE PRICE: \$950,000



OFFICE/RETAIL PROPERTY SUMMARY

423 S. ILLINOIS ST

LISTING # 2958

LOCATION DETAILS:

Parcel #: 08-28.0-215-015; 08-28.0-215-019; 08-28.0-215-

007

County: IL - St. Clair

Zoning: C-1 Light Commercial

PROPERTY OVERVIEW:

Building SF: 13,770
Signage: Building
Lot Size: 0.53 Acres
Frontage: 100

Depth: 316
Parking Spaces: 26
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1932 Yr Renovated: 2020 Building Class: C Ceilings: 7'-10'

Construction Type: Concrete, Masonry

TAX INCENTIVE ZONES:

TIF District: Yes

Enterprise Zone: Yes

Opportunity Zone: No

DEMOGRAPHICS:

Traffic Count: 10,900



SALE/LEASE INFORMATION:

Sale Price: \$950,000

Price / SF: \$68.99

FINANCIAL INFORMATION:

Taxes: \$10.097.94

Tax Year: 2023

PROPERTY DESCRIPTION:

Well established and profitable daycare / preschool for sale. Sale includes the business, all furniture, fixtures and equipment related to the business, as well as the real estate on three parcels. Additional rental house (fouth parcel) potentially available for sale. NOI has increased by thirty-three percent (33%) every year since 2021. Contact broker for full financial details.

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