



SAINT LOUIS GROUP BUSINESS BROKERS

9300 WATSON ROAD
ST. LOUIS, MO 63126

MEMBER INTERNATIONAL BUSINESS BROKERS ASSOCIATION

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SAINTLOUISGROUP.COM

Listing ID: 3022PR

Type of Business:

CHILD LEARNING CENTER BUILDING INCLUDED!

Location:

Nationwide

Broker Summary:

Preschool children's learning center for children from 6 weeks to 5 years of age. Concept driven designed building, provides for a divided classroom settings grouped by age. Located in a prime to work traffic location minutes from Interstate 70. New home development active in the area will expand potential customer base. Vacant lot available for purchase immediately or down the road for building expansion. Skilled staff and leaders in place. Perfect match for a former educator that is looking to become self employed.

For more information please call Peter Rook at office 314-842-3802 and ask about ID#3022PR.

Sales:

| | 2019 | 2018 | 2017 |
|--------------------------------------|-----------|-----------|-----------|
| Gross Sales | \$350,587 | \$332,545 | \$269,561 |
| Seller Discretionary Earnings | \$96,151 | \$99,124 | \$65,168 |

Operations & Staffing:

Hours of Operation: 7am -5:30 pm

Owner's Hours: varies

Employees: 5 Full Time, 3 Part Time

Building:

Own: 3300 sq. ft. Included with business

Owner Training:

yes

Inventory:

Is valued at cost, at approximately \$1,500

Fixtures, Furniture & Equipment:

Is valued by owner at fair market value, at approximately \$15,000

Price: \$499,999 plus inventory

THE INFORMATION HEREIN IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY BROKER. BUSINESS IS OFFERED AS AN ASSET PURCHASE. IT WILL BE DELIVERED FREE AND CLEAR OF ALL DEBT. SELLER TO RETAIN RECEIVABLES. ALL OFFERS TO BE ON BROKER'S CONTRACT. CLOSING TO TAKE PLACE AT ESCROW AGENT'S OFFICE.