



# SAINT LOUIS GROUP BUSINESS BROKERS

9300 WATSON ROAD  
ST. LOUIS, MO 63126

MEMBER INTERNATIONAL BUSINESS BROKERS ASSOCIATION

TELEPHONE: (314) 842-3802  
FAX: (314) 842-6450  
SAINTLOUISGROUP.COM

**Listing ID:** 3044LS

**Type of Business:**

Day Care Center with Real Estate on over an acre.

**Location:**

Metro East St. Louis

**Broker Summary:**

Beautifully Maintained Established Turn-Key Day Care Center includes over 8000 sq. ft. Commercial Building, 28 space newly updated Parking lot on over an acre. Multiple outdoor play spaces and new roof. Serving up to 103 infants and children and located conveniently next to two major highways making it an easy location for busy families. Building has potential for Office Suites, Eldercare or other. Owner is retiring. Great Opportunity!

For more information, call Lori Scarlett Broker at Saint Louis Group Business Brokers at (636)346-4170 or our office and speak to one of our 20+ qualified business brokers at (314)842-3802 and ask about ID# 3044LS.

**Sales:**

	2019	2018	2017
<b>Gross Sales</b>	\$554,368	\$421,571	\$349,145
<b>Seller Discretionary Earnings</b>	\$91,267	\$35,241	

**Operations & Staffing:**

Hours of Operation: 7a-5p

Owner's Hours: 7a-5p

Employees: 13 Full Time, 3 Part Time

**Building:**

Included: 8671 sq. ft.

**Owner Training:**

Yes

**Inventory:**

\$0

**Fixtures, Furniture & Equipment:**

Is valued by owner at fair market value, at approximately \$200,000

**Price:** \$2,250,000 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.