

TURNKEY FULLY OPERATIONAL DAYCARE

522 NW Turner Ave | Lake City, FL 32055



FOR SALE

FOR MORE INFORMATION:



Sage Alfonso
Commercial Associate
352.316.8413
sage@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

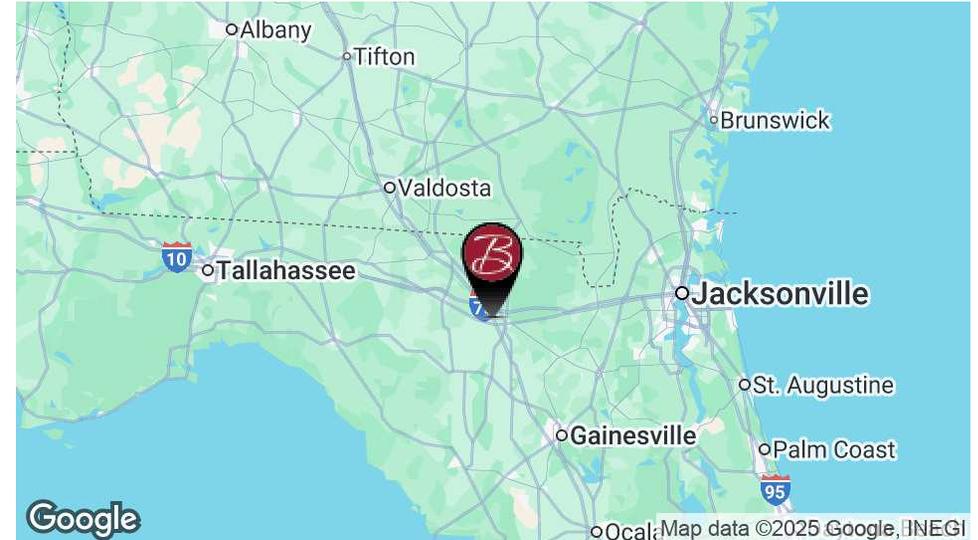


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY FULLY OPERATIONAL DAYCARE

EXECUTIVE SUMMARY

522 NW Turner Ave | Lake City, FL 32055



OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	7,110 SF
Lot Size:	2.11 Acres
Price / SF:	\$330.52
Cap Rate:	13.48%
NOI:	\$316,775
Zoning:	RSF-2

PROPERTY OVERVIEW

Located in the rapidly growing Lake City, Columbia County, Florida, this well-established (Built and Est. 2002) daycare facility presents a unique opportunity to acquire both a thriving business and valuable real estate in a prime residential area. The building features durable concrete block construction, a newly replaced roof (2023), and efficient HVAC systems (2017), with hurricane-rated standards ensuring long-term durability. Inside, the facility offers 5 spacious classrooms, a fully equipped kitchen, laundry and shower facilities, 8 restrooms, and a director's office/reception area for smooth operations. With an occupancy capacity of 140, the daycare is supported by two 2015 15 passenger transit vans for field trips and daily drop-off/pickup. The business holds Green Apple Accreditation of Children's Services, is ELC accepted, and staffed by over 10 dedicated employees, including the director, who takes on various roles such as reception and bus driver and will stay with the business. Financials are available upon execution of an NDA.

PROPERTY HIGHLIGHTS

- +/- 100 children with 140 occupancy capacity
- Minimal Capex required
- Growing Tertiary Market
- <https://my.matterport.com/show/?m=kDveWpqRAWh>

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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Director's Office / Reception



Full Kitchen



Laundry Room



Classroom



Classroom



Classroom

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INTERIOR PHOTOS

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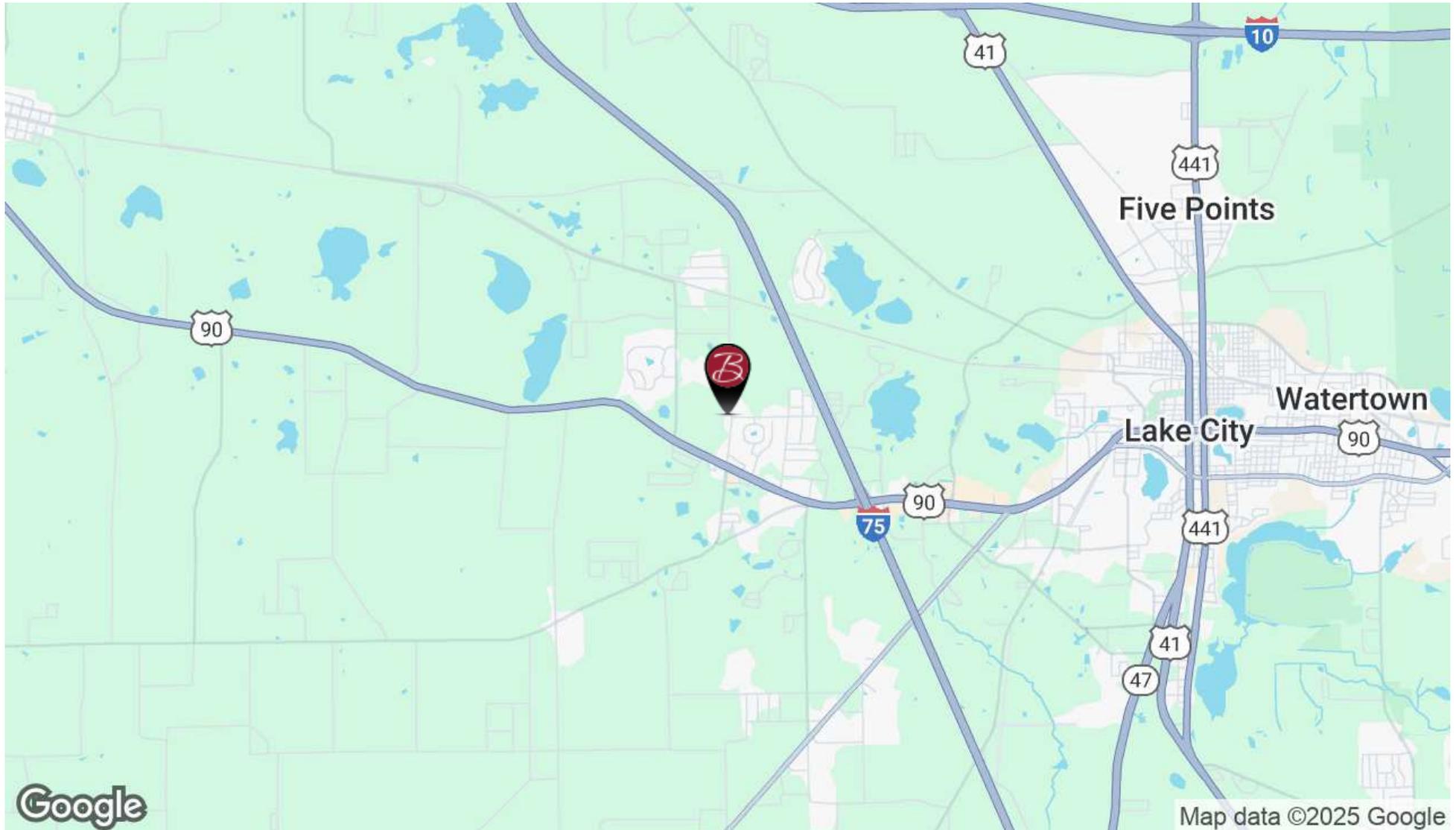
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LOCATION MAP

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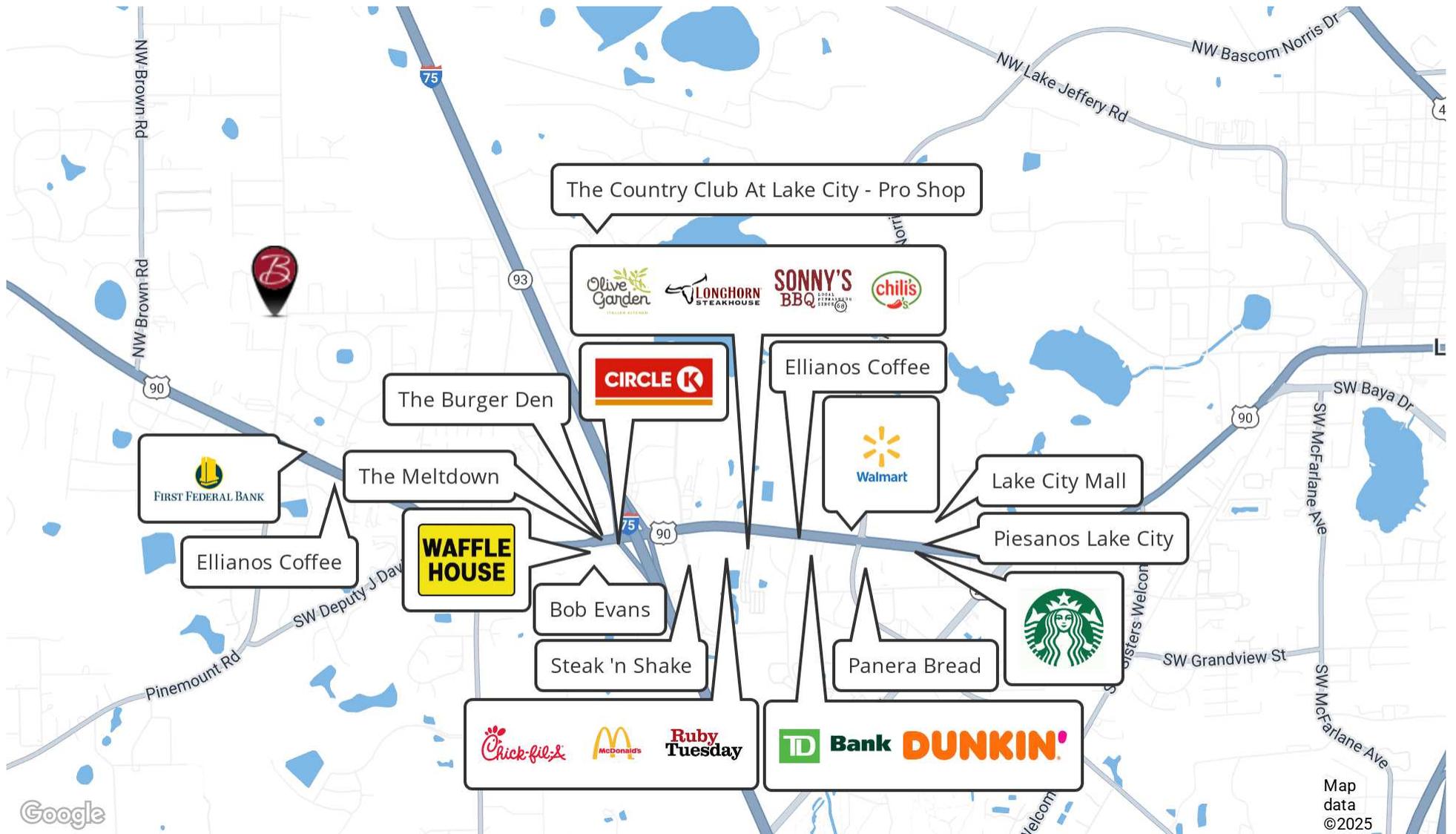


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RETAILER MAP

522 NW Turner Ave | Lake City, FL 32055



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DEMOGRAPHICS MAP & REPORT

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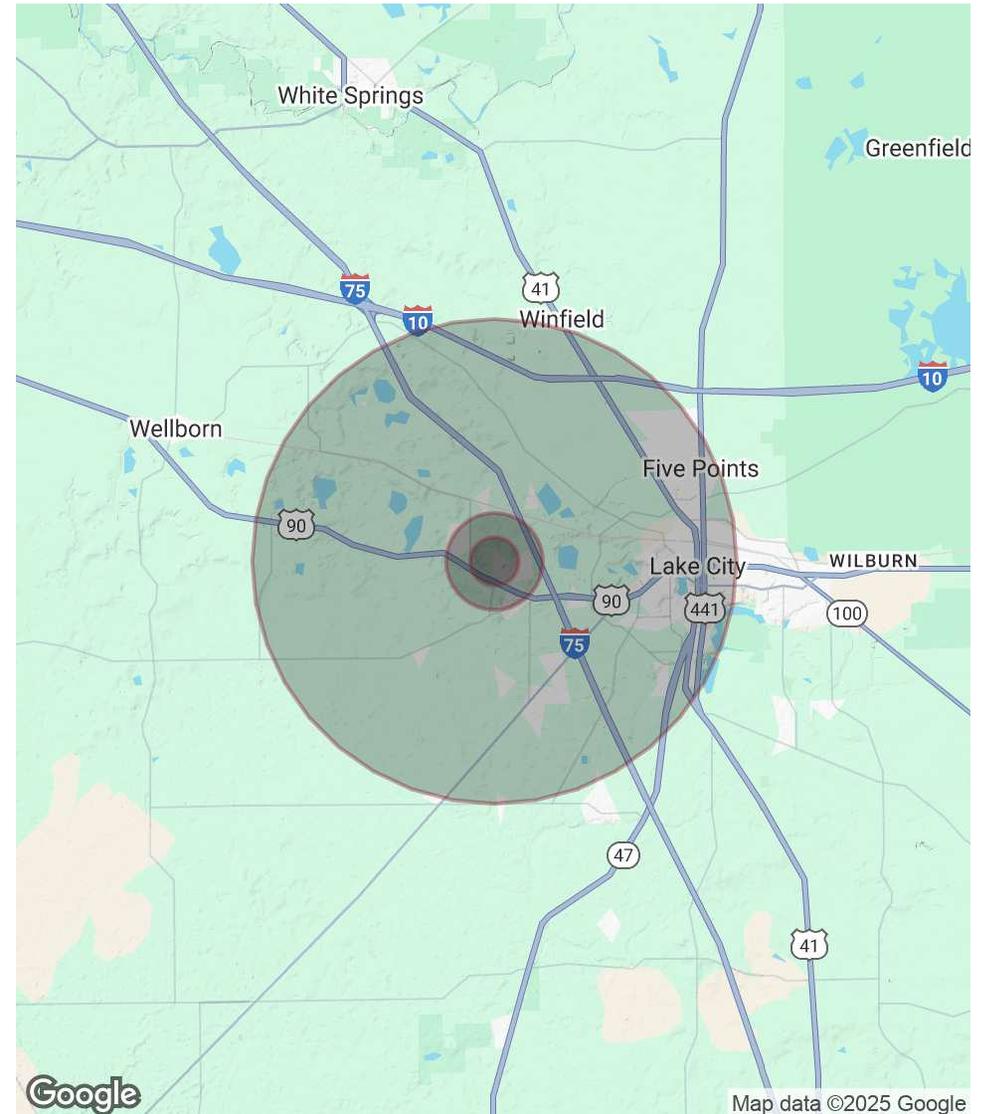
POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	639	2,473	29,266
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	255	988	11,349
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$82,125	\$82,514	\$78,907
Average House Value	\$291,699	\$285,541	\$262,886

Demographics data derived from AlphaMap



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SAGE ALFONSO

Commercial Associate

sage@bosshardtrealty.com

Direct: **352.316.8413** | Cell: **352.316.8413**

FL #SL3476286

PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

MEMBERSHIPS

ICSC

CoStar

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



Eric Ligman

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ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

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LoopNet
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Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
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