

Little Lakers Academy

Colchester, Vermont

POMERLEAU
REAL ESTATE



AVAILABLE FOR SALE: Daycare – PRICE JUST REDUCED!!!

PRICE REDUCTION: \$369,000

Highlights:

This is a unique and timely opportunity for the savvy investor! Little Lakers Academy, located at 73 Prim Road in Colchester, VT is surprisingly for sale! This daycare business, including equipment, both indoor and out (with fully fenced outdoor area), and a competitive lease in place are all included in this offer. Staff and current students would stay with the new buyer. This facility is permitted for capacity of **62** children.

The 3,600 SF space was custom designed and fully built out in 2016 by the current owners. Special attention was given to layout of classrooms, recreational spaces both indoor and out, safety measures for drop-off and pick-up and several other design elements specific to the needs of a day care.

Currently Little Lakers Academy is adhering to strict COVID policies and have had students and personnel in a safe and healthy environment.



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | M: 508 479 8761 | kkenney@vermontrealestate.com

vermontrealestate.com

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Business Information

Tuition Rates:

Infant - \$318
Two Years - \$308
Preschool - \$278

Accreditation:

5-Star &
Act 166 Accreditation

Included in Sale:

- All equipment (List available)
- Parent handbook
- Staff Handbook & Contracts
- Hi Mama App

Lease:

Five-year lease renewed in 2021.
Lease details available upon request.

Daycare Specs:

3,600 SF of recently renovated daycare space.
Outdoor fully fenced play area.
Drive-through drop off area!



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.

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Additional Financial,
Business and Lease
information is
available.

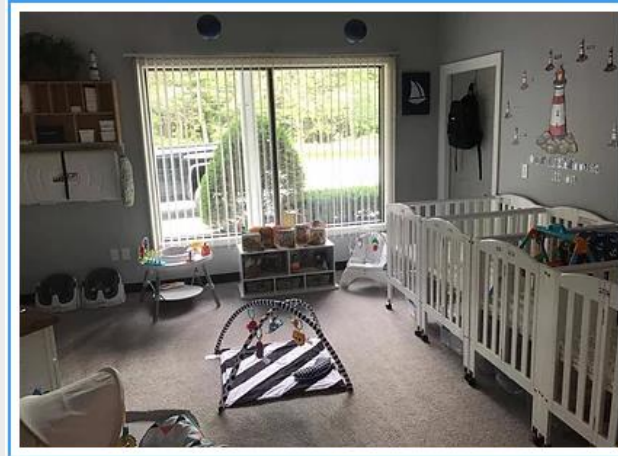
To set up a showing, call
or email Kendra Kenney.

Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



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