

# Little Lakers Academy

Colchester, Vermont



**AVAILABLE FOR SALE: Daycare**

**PRICE: \$409,000**

## Highlights:

This is a unique and timely opportunity for the savvy investor! Little Lakers Academy, located at 73 Prim Road in Colchester, VT is for sale!

Included in the sale: the daycare business, all equipment (both indoor and outdoor) and in-place competitive lease.

Staff and current students would stay with the new buyer. This facility is permitted for capacity of **62** children.



FOR MORE INFORMATION, CONTACT:

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The 3,600 SF space was custom designed and fully built out in 2016 by the current owners.

The space was recently renovated with:

- All new floors throughout the center: hardwood in the common areas and plush new carpet in the classrooms
- New window treatments
- New accent walls in classrooms
- Fresh paint throughout
- Fully fenced in outdoor area has all new mulch and padding, commercial grade play structures, new wooden gazebos with metal roofs to provide great shading and picnic tables

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.



Additional photos and virtual tour available on Little Lakers Website!

<https://www.littlelakersacademy.com/>



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## Business Information

### Tuition Rates:

61 Children Enrolled & 12 on waitlist

Infant - \$349

Toddler - \$328

Preschool - \$325

School Age - \$275

### Accreditation:

- 5-Star & Act 166 Partnership – Additional \$110/per child per week as of Sept 1st. 14 Students currently enrolled.

### 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

### Staffing:

- 12 full time staff (2 Fully licensed, 2 BA degrees, 4 Associates degrees)
- 2 part time staff

### Finances:

- Breakdown of hourly rates available upon request
- Student Handbook available upon request
- 2019-2023 P&L available upon request



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