

# Daycare Center For Sale

729 W. 2nd Street  
Edmond, Oklahoma



## Property Information

Property Type: Retail  
Property ID: 16351406  
Sell/Lease/Both: Sale  
Land In Acres: 0.48 MOL  
Zoning: D-O Suburban Office  
Total SF: 3,680 MOL  
Frontage: on Story Street  
Visibility: Good Visibility

## Property Highlights

- Daycare Facility in Edmond For Sale
- Includes Real Estate & Equipment
- Very Clean
- Established, Stable Community
- Previously Established Daycare Licensed for 60 Children
- New Roof-2007
- Large Classrooms
- Outdoor Play Areas
- Located near 2nd Street & Kelly with Convenient Access
- Please Do Not Disturb Tenant
- Owner-Broker

Utility Averages:  
City of Edmond: \$112  
ONG: \$105

Annual Taxes:  
\$2,559.52

Sales Price:  
\$475,000

## Demographics At A Glance

### Population:

■ 1 Mile: 10,282   ■ 3 Mile: 74,779   ■ 5 Mile: 117,403

### Average Household Income:

■ 1 Mile: \$57,471   ■ 3 Mile: \$82,203   ■ 5 Mile: \$90,558

### Total Households:

■ 1 Mile: 4,127   ■ 3 Mile: 28,039   ■ 5 Mile: 44,249

## contact information

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### Typical Bank Financing

Sales Price:	\$475,000.00
Down Payment (20%):	\$95,000.00
Loan Amount:	\$380,000.00
Monthly Payment-20 Years @ 6.5%:	\$2,834.80