

**FOR SALE - VERY PROFITABLE
DAYCARE BUSINESS AND PROPERTY
BEARLY TAWL EARLY LEARNING CENTER AND PRESCHOOL
195 HYLAND DRIVE, EVERGREEN, CO 80439**

**\$1,395,000
PROPERTY
BUSINESS
2 BUILDINGS**



SALIENT FACTS:

Square Footage: Two Buildings
Totaling 4,309 Sq. Ft.

Site Size: 2.67 Acres

Zoning: C-1 Clear Creek County

Heating Systems: Gas/Forced Air

Fuel Source: Natural Gas & Electric

Furnaces: All New (GFA)

Water: Well (Well is Adjudicated)

Septic: Pumped and Certified

Year Built: 1991-1992

Construction: Log

Roof : Metal-Pro Panel II

Topography: Fairly Flat

Exposure: Southern

Off-Street Parking: Abundant

Taxes: \$7,380 (2015)

Access: Interstate 70

Beaver Brook/Floyd Hill Exit

Enrollment: Waiting List

Inclusions: Everything Business related
(Seller to provide a detailed list of
Inclusions within 10 days of MEC)

Signage: Viewable from I-70

Financials: Contact Listing Broker for
actual P&L from Taxes. Gross income
in excess of \$500,000 a year.



**NOTE: LARGE AMOUNT OF UNTAPPED FUTURE
WEEKEND SKI CROWD POTENTIAL!**

RealEstateInvestmentsForYou.com

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