

ALBANY INVESTMENT OPPORTUNITY

553 Main Street SE : Albany, Oregon 97321

Established Daycare Facility

FOR SALE | \$395,000 | 7% CAP RATE



Contact

Graham Cole Peterson

Direct: 503.319.4267

GrahamColePeterson@gmail.com

Collier Ehlers

Direct: (541) 602-0379

CollierEhlers@Gmail.com

OFFICE: 503-208-2538



Portland Office
Oregon City Office

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212
1209 7th Street
Oregon City, Oregon 97045

THE TENANT

Hey Diddle Diddle & North Albany Learning Center

Over **20 years** in this location

Well **Established**

Tenant has multiple locations

Tenant to sign a new lease and continue to operate as is.

Only the **real estate** is for sale

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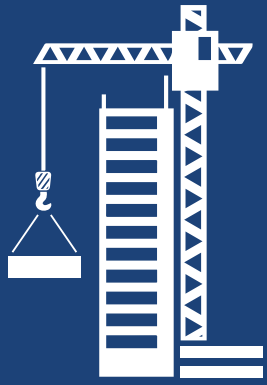
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Construction

- Single Level
- Well Maintained



Building

- Aproximately 2,490 Sqft
- Built in 1991
 - Full Kitchen
 - Private Office -
 - On Site Laundry

PROPERTY HIGHLIGHTS

Lot

- 29,621 Sqft Lot
- Fenced playground
- Large parking and drop-off area



THE SITE

.68 ACRES
ZONED "MAIN STREET"



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