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Daycare For Sale or Lease

Address: 6223 Patrick Henry Blvd. Bealeton, Virginia 22712

Square Feet: 8,556 SF

Sale Price: \$2,790,000 (\$326 PSF) or **For Lease:** Negotiable

County: Fauquier

Year Built: 2007

Zoning: C1

Lot Size: 1.04 Acres

Property Highlights

- ▶ Freestanding daycare building / Previous Children of America Education Center for sale or lease with outdoor playground.
- ▶ Up to 174 Students.
- ▶ Around 40 free surface parking spaces.
- ▶ Excellent neighborhood location near multiple residential communities including Aspen Club Apartments.
- ▶ Perfect use for daycare, veterinarian, urgent care, etc.



LOCATION MAP



ulsakergroup.com



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