



**TRAFFIC COUNT: 58,778 AADT (2013)**



**DAYCARE BUSINESS FOR SALE**

**Demographics**

	5 min	10 min	15 min
Population	81,876	231,670	381,154
AVG. HH Income	\$80,869	\$84,063	\$91,730
Population (Age 0 to 4)	5,003	13,109	21,064



**1284 OTTAWA STREET SOUTH**

Kitchener, Ontario

**4,000 SF INDOOR  
6,000 SF OUTDOOR**

**ASKING: \$400,000**

**BUSINESS HIGHLIGHTS**

Daycare has an approved capacity of 76 children (56 preschool and 20 toddler).

Provision to augment capacity for 24 more children.

Purchase price include leaseholds, furnishing, and franchise fee with a contingency of a 10% variation on leasehold and furnishing costs.

Leasing cost is \$16.00 PSF and the leasing tenure is 10 years with renewal options.



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