



MLS 7080508 Commercial

\$1,100,000

1002 Laurel Street
Brainerd MN 56401

Status: Active

Description:

Thriving Turnkey Daycare Opportunity – Spacious Facility with Room to Grow. Exceptional opportunity to own a well-established and successful daycare center in a convenient location with tremendous growth potential. This turnkey property is fully equipped and ready for continued operation, making it ideal for an owner-operator or investor looking to expand in the childcare industry. The large building features multiple daycare rooms designed for various age groups, several bathrooms, a welcoming reception/desk area, private office space, and ample storage throughout the facility. A fully equipped commercial kitchen is included with the sale, along with all daycare-related furniture, equipment, and supplies needed to continue operations seamlessly. Numerous updates have been completed to the building and utilities, offering peace of mind for future ownership. The center is currently operating successfully but is not at full capacity, providing an excellent opportunity to increase enrollment and revenue. Children will love the two outdoor play areas, while parents will appreciate the accessible and convenient location. Don't miss this rare chance to own a growing childcare business with a strong foundation and outstanding future possibilities.

Additional Details:

Year Built	1974
Lot Acres	0.48
Lot Dimensions	140x150
School District	181
Taxes	\$8,901
Taxes with Assessments	\$8,926
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street 2 blocks - East on Laurel Street - Property is on the South at S 10th Street



Listed By:
Edina Realty, Inc.

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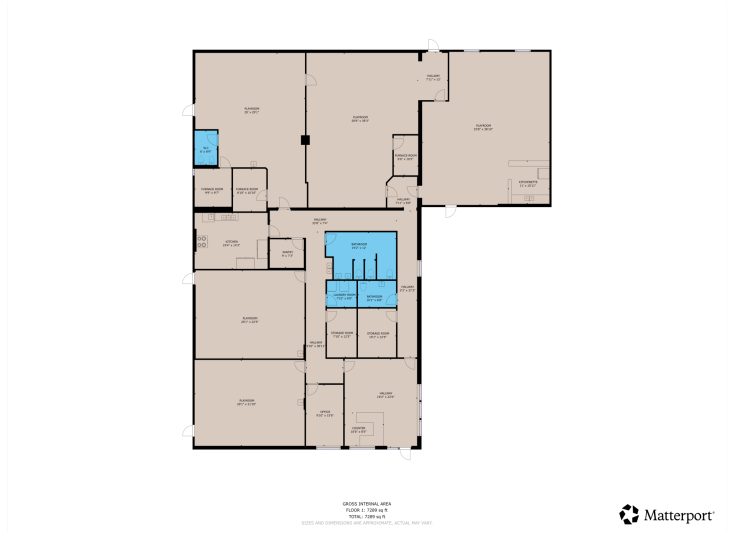
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



GROSS INTERNAL AREA
FLOOR 1: 7,000 sq ft
NET AREA: 6,800 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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