

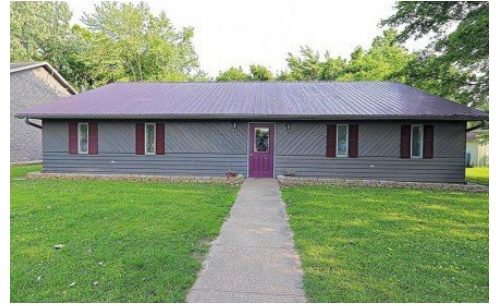
**916 Withrow Drive**  
**Oran, MO 63771**



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**MLS# MIS25039412**



**\$249,900**

LIL RASCALS Daycare Center \* Well established, 35 year turn-key business ready for a new owner (subject to new owner obtaining license with State of Mo) \* Currently licensed for 42 children, ages 2-12 years \* Current enrollment of 42 children and a Waiting List of 18 \* Sale includes all real estate, all assets/fixtures/inventory/equip & established book of business \* Facility is ideally located adjacent to the Oran Elementary super convenient for parents with elementary children who can safely walk through a gate to the daycare \* The outstanding 2,014 SF building was thoughtfully designed & custom built as a daycare \* New metal roof 2019 \* Full Size Kitchen with stove, refrigerator, microwave and all cooking & dining utensils \* 2 toilets & sinks \* 10 x 8 Office \* Includes all daycare equip/fixtures including exceptional playground equipment & all office equipment (including new computer & printer 2023) \* See separate inventory list of extensive Fixtures & Assets.



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