

DAYCARE BUILDING FOR SALE – AUBURN, AL



Price: \$4,100,000

ACRES: 1.63 Acres

ADDRESS: 1811 E Glenn Avenue – Auburn, AL 36830

SQUARE FEET:
13,687

ZONING:
I – Industrial & CDD –
Comprehensive Development
District

TRAFFIC COUNTS:
+/- 27,000 - VPD

Location:

Located along E. Glenn Avenue in front of Auburn Regional Airport and just off E. University Drive, Auburn's primary loop road. The property is approximately 2.5 miles from Auburn University and downtown Auburn, with convenient access to I-85 exits 57 & 58.

Summary:

Constructed in 2007, the facility was previously approved for more than 250 children. The building has a full kitchen, a large indoor playroom, and two outdoor playgrounds.



Office Address
2680 Corporate Park Dr.
Opelika, AL 36831
www.comcre.com

Craig Melton
Broker
334-559-4914 Mobile
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OVERVIEW

Incredible opportunity to purchase this property in rapidly growing Auburn. From 2010 to 2020, Auburn's population grew by 43%. Currently, six people a day are moving to Auburn/Opelika area. Convenient to affluent neighborhoods and close proximity to major employers (Auburn University and EAMC). Ample parking and terrific visibility. Other great features: impressive finishes, large playgrounds, full kitchen, and ample storage space.

PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 27,000 VPD

56 Parking Spaces

PROPERTY SUMMARY

Asking Price: \$4,100,000

Year Built: 2007

Lot Size: 1.63 Acres

Total SF: 13,687 SF

Two outdoor playgrounds

One large indoor playroom

Kitchen

15 Classrooms

Previously approved for over 250 children

Covered pickup and drop-off

17 toilets

LOCATION HIGHLIGHTS

Close proximity to major employers

Main corridor connecting Auburn and Opelika

Just off I-85 at exit 57



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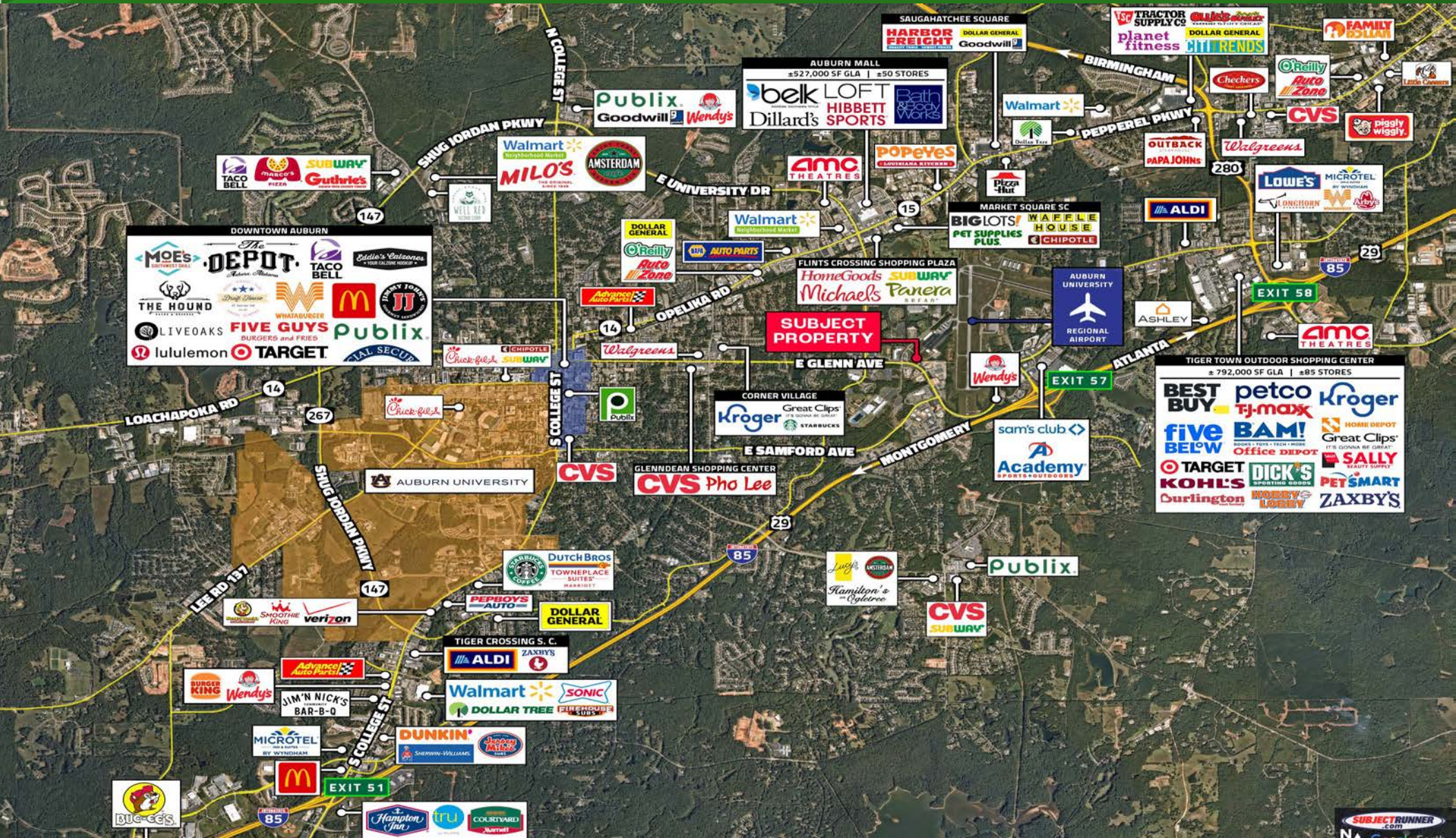
PROPERTY PHOTOS



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AERIAL MAP



FLOOR PLAN

