

# UNIQUE OPPORTUNITY

Offered for sale at \$900,000, includes real property and business  
\$400,000 for property and \$500,000 for business



Gorgeous 2-story, +/- 3200 SF Victorian serves as home to a successful preschool business and charming personal residence. Property is additionally improved with a 960 SF modular classroom. The property is situated on approximately one-half acre of lush grounds near Klamath National Forest in Siskiyou County, California.

The business, established in 1986, by the present owner-operator, is a State Pre-School with a licensed capacity of 40, including preschool, toddler-option and school-age children. The school operates year-round, Monday - Friday from 7:30 am - 5:30 pm.

Tour by appointment. Call for full Offering Memorandum.



# SH

Sue Horowitz  
Broker  
Commercial Real Estate-Special Use Properties  
[818] 609-1700  
[shorowitz@shcommercialrealestate.com](mailto:shorowitz@shcommercialrealestate.com)

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions of principals.