

# Childcare Center

# 3514 22nd Place



## Office for sale near the Covnenant Medical System & Texas Tech University

**Building Size:** 4,172 sf

**Land Area:** 14,972 sf

**Zoning:** C-3

**Real Estate Taxes:**

\$5,634.44 for 2008

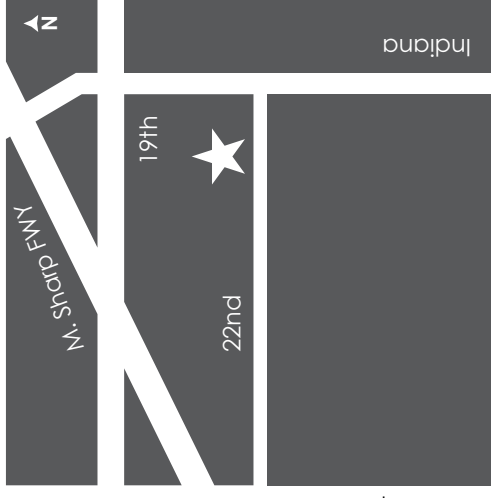
**Year Built:** 1980

**Comments:**

This facility was used as a childcare service, but could be converted into a medical or administrative office.

The roof was replaced in 2003 and there are new ceiling tiles and insulation throughout the building. The play area in the back could be used as additional parking. The interior is being remodeled and has new walls erected, only needing texture and paint. There was a commercial kitchen in place. The daycare was licensed for 98 children. The building could be extended to the North.

**PURCHASE PRICE:**  
**\$ 350,000.00**  
**call 806.797.3231**  
 (property # 411)



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# 3514 22nd Floor Plan

Approximately 4,172 SF

Spacial Measurements taken from interior wall to interior wall

