



The Kingsbridge Montessori School

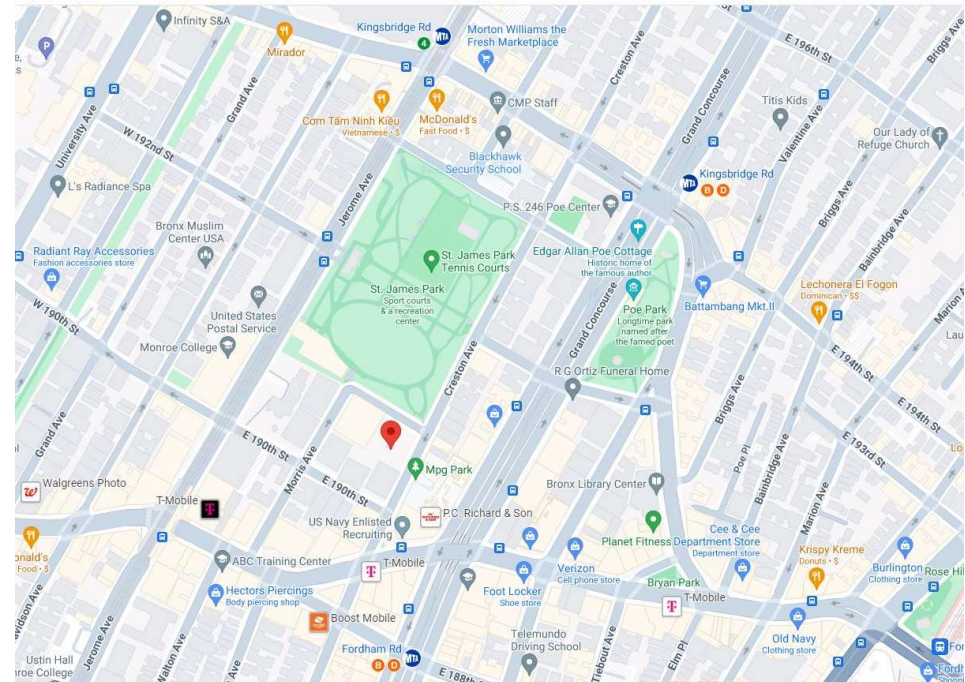
2519 Creston Avenue Bronx, NY 10468

Business For Sale
Price Upon Request

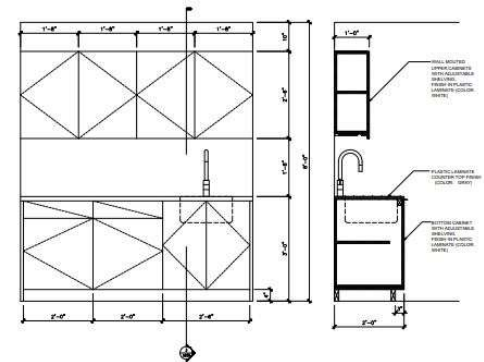
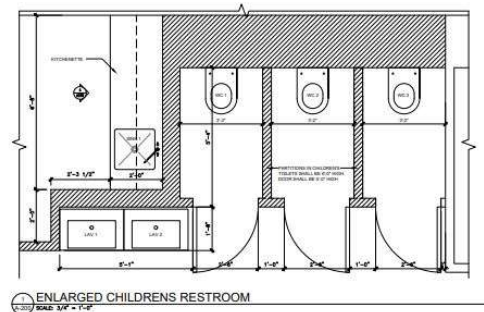
Kingsbridge Montessori School

Price upon request

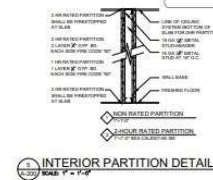
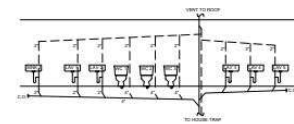
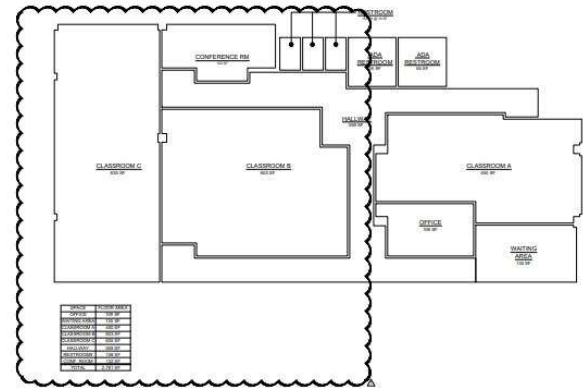
- The owner has retained our services to carry out the sale of the existing "Kingsbridge Montessori School" Located in the heart of the famous Fordham Retail Corridor.
- Currently approved for 55 children with classrooms ages from 3-5 years.
- Contract with DOE
- Potential to generate additional revenue with toddlers
- Short walk to #4,D trains, local buses, express Metro North
- Public parks, public library, Monroe College, Fordham University!



Below Market Rent
3,102 Sq. Ft
Open Since 2020



3 KITCHENETTE SECTION
SCALE: 3/8" = 1'-0"



PROJECT: 2519 CRESTON AVENUE, BRONX, NY 10468

ARCHITECT: [Firm Name]

DATE: 2020-10-30

PROJECT NO: A-200.00

REVISIONS:

NO.	DATE	DESCRIPTION
1	2020-10-30	ISSUED FOR PERMIT

NYC DEPT. OF BUILDINGS

ACCEPTED

STAMP: 2519 CRESTON AVENUE, BRONX, NY 10468

3 class-rooms

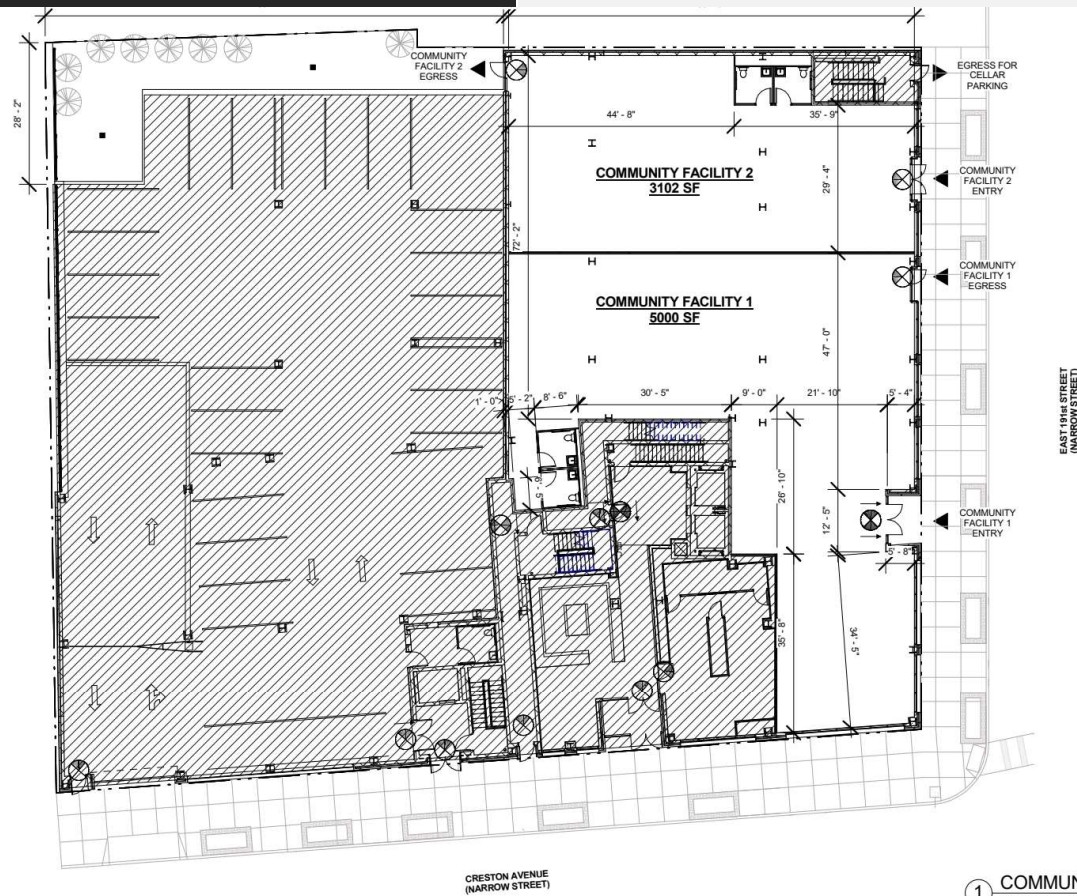
- Capacity up to 55 children
- Fully occupied
- Approved by DOE
- Potential room for upside
- Currently setup as a 3,4,5 years of age





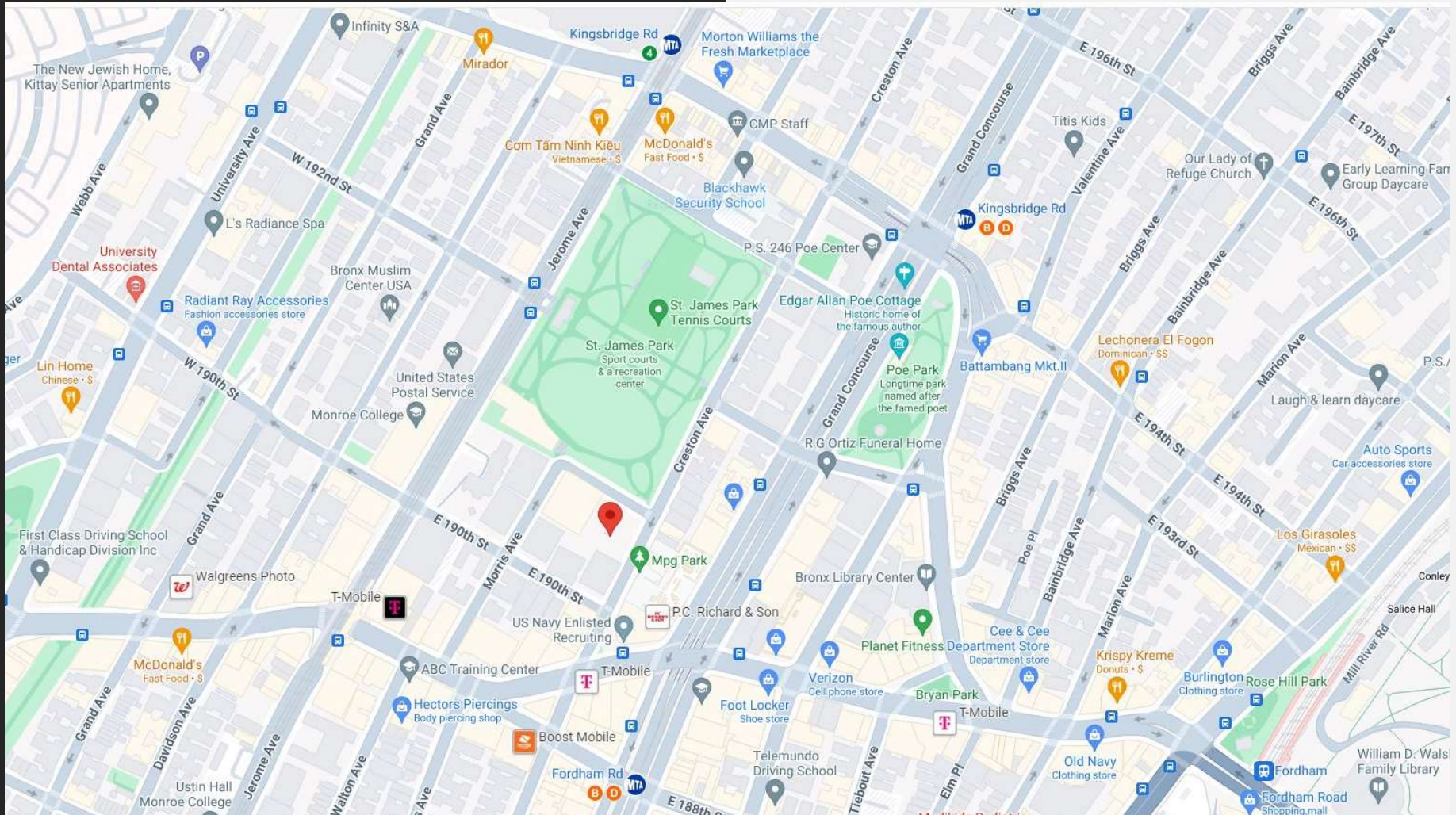
Potential for additional income

- Pre-K
- LPK program
- Acquisition of adult day care next door
- Over 5,000 sq.ft. of space addition
- Totalling to 8,100 rentable sq. ft.
- Increasing the capacity to over 250 children center base
- ACS vouchers \$1,800 per child
- Projected revenue \$450,000 per month
- Total annual income \$5,400,000



① COMMUNITY FACILITY LAYOUT
3/64" = 1'-0"





Fordham Retail HUB

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