



301-305 3rd Ave SE PUYALLUP, WA



THE PROPERTY ———

In-Operation Daycare | Business + Real Estate

\$1,250,000 | 2,023Sq Ft

Ayers Commercial Group is pleased to present the rare opportunity to acquire a **move-in-ready daycare business** along with the underlying real estate. This offering is well suited for an **owner-user** seeking to **purchase an established daycare** operation and own the facility it occupies. The purchase price includes both the real estate and the operating business, currently operating as **Morning Rays Children Academy** and licensed for up to **30 children**.

The facility features **two classrooms, a kitchen**, and approximately **1,500 square feet of outdoor playground space**. Located in **prime downtown Puyallup**, the property offers excellent visibility and accessibility. Financials are available upon request with a signed NDA.

DO NOT DISTURB TENANT

** The property also includes an adjacent storehouse, which may be included in the sale and provides additional flexibility for storage or future business expansion.*

PROPERTY SUMMARY

ADDRESS	301-305 3rd St SE, Puyallup, WA 98372
PARCEL NUMBER	5745000610, 5745000620
BUILDING SIZE	2,023 SF
LOT SIZE (Including Optional Parcel)	20,642 SF 0.47 AC
BUILDING TYPE	Standalone
YEAR BUILT	1975
ZONING	CBD (Central Business District)
JURISDICTION	City of Puyallup





SITE

An aerial photograph of a commercial area. A yellow outline highlights a specific site consisting of a building with a corrugated metal roof (labeled 301) and an adjacent lot (labeled 312). A red outline highlights a larger area including the 301 building, the 312 lot, and a building with a grey roof (labeled 313) located south of it. The text 'SITE' is written in red in the center of the yellow-outlined area. The text 'POTENTIAL EXPANSION SITE' is written in red in the center of the red-outlined area. Other buildings in the area are labeled 316 and 312. A white arrow points to a parking lot area on the right side of the image. A road with traffic is visible at the top of the image.

POTENTIAL EXPANSION SITE

301

312

316

313

312

PLAYGROUND



W Stewart Ave



Pioneer Way

S Meridian



Site

4th Ave SW



Kalles Junior High School

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