

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1123 E LEDBETTER DRIVE

DALLAS, TX 75216



\$559,900



5,244 sqft

## DESCRIPTION

Commercial opportunity in Dallas! Established childcare facility operating since 1965 situated on 1.08 acres with excellent visibility on a main road. Main building features 3 front entrances, full kitchen, 6 bathrooms, cafeteria or entertainment room, break area or craft space, and a 24' x 22' multipurpose space or additional classroom. Additional rear building includes 2 classrooms and 2 bathrooms. Property offers 9 on-site parking spaces plus access to adjacent overflow parking, front outdoor play area, and covered outdoor seating. Ideal for daycare, educational, nonprofit, general office space, or other owner-operator uses. High traffic location with strong presence. Generous lot size and multi-building configuration provide flexibility for owner-users or investors seeking long-term hold, repositioning opportunity, or adaptive commercial use.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 21148317  
**YEAR BUILT:** 1955  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Samuel D Ricketts BL 6018  
**LIST DATE:** 01/09/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 5,244  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.08  
**LOT SIZE (SQFT):** 47,045

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Asphalt
- Common
- NoGarage

### LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn

### ROOF TYPE:

- Shingle

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- OverheadUtilities
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shikilia Caro 

**PHONE:** 46951051824695105182

**BROKERED BY:** United Real Estate Insight

### SECURITY FEATURES:

- SecuritySystem
- SmokeDetectors

### COMMUNITY:

- Curbs

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