

Freehold Childcare Business for Sale Sydney



For Sale

Location: **Sydney**
Asking: **Expressions of Interest from \$2.4m**
Type: **Services-Professional**

45 places, Plus residence

This 45 place, freehold, childcare centre, PLUS 2 bedroom residence, PLUS large rentable office space, presents an exceptional opportunity

Although a regional area, the location is an easy 80 minutes' drive from the outer Sydney Western suburbs. The drive is relaxing and scenic.

Situated adjacent to the main commercial precinct between two primary schools; each school is approximately a 300 metres walk. There is also a regular train service to Sydney and the station is nearby.

The Property

- * First impressions do count! Superb presentation.
- * Land exceeds 1280m²
- * A unique design, spacious full brick building which includes an immaculate open plan childcare centre on the lower level and a 2-bedroom residence with separate entrance on the upper level
- * There is also a large office space adjacent to the residence on the upper level which could be rented out, alternatively a potential OOSH.
- * The property has had extensive renovations. There is a lovely, outdoor play area, with high quality soft fall

The Business

- * Service approval 45
- * Ages 2 to 5
- * The vendor who lives in Sydney visits the centre when required, as the existing staff cover normal day to day operations
- * Although the present occupancy is on the low side, an opportunity is presented for motivated purchasers with marketing expertise. Huge upside.

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The Opportunity

Rarely do freehold going concern childcare centres with large land, PLUS a residence, come on to the market in close proximity to Sydney. The quality needs to be seen to be appreciated.

A wonderful lifestyle for owner operators or ideal for investors. There are many options and so much potential including:

- * keep the property, live in the residence and operate the business. Become part of this wonderful regional community
- * keep the property and sell the business. Become the landlord with a long-term lease for the business, plus rent out the residence and office
- * keep the property and operate the business under management. Utilise the residence for weekend get aways or when visiting the business

The vendor has other business interests and has now offered this excellent property and business to the market. Expressions of interest from \$2.4m will be presented to the vendors for consideration

NOTE: Provider approval is required to operate the childcare business

