



For Sale

Location: **Adelaide**
Asking: **\$182,000 WIWO**
Type: **Services-Other**

THE CHILDCARE CENTRE WAITING TO BE FILLED

Licensed Childcare Centre | South Australia | \$182,000 WIWO | 32 Licensed Places | NQS 'Meeting' Rating | 10-Year Lease

With 32 licensed places and only 11 children currently enrolled, this fully operational childcare centre has done all the hard work and left all the upside for you. The licence is in place. The NQS 'Meeting' rating is earned. The 10-year lease is signed. The staff are on. The doors are open. You just need to fill the room. The owner has no marketing, advertising or strategy in place currently that is all that is required.

Why this opportunity is rare

Getting a childcare licence, earning an NQS rating, and securing a commercial lease on a fitted-out centre takes years and costs a fortune. Here, someone else has already done it and they're handing it to you for \$182,000. At current occupancy the centre isn't profitable, which is exactly why the price is what it is. But childcare has one of the most powerful economics in small business: your costs barely move between 11 children and 32. Every enrolment you add flows almost entirely to your bottom line.

Two buyers will fight over this

If you already run a nearby centre with a waiting list this is your overflow solution. Redirect your enquiries here, use your existing management infrastructure, and add revenue without adding complexity. The hard work is already done.

If you're looking to buy your first childcare centre this is one of the most affordable, lowest-risk entry points in the market. You're not buying a concept. You're buying an operational centre with a real licence, a real lease, and a real rating. Just bring your energy and your enrolment strategy.

The numbers

Licensed places: 32

Current enrolments: 11

Contact:

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Business Brokers Network
Australia
Broker Ref: 25671



Profit potential: solid, sustainable profit at 28 children enrolled with four licensed places still to grow into

Rent: \$60,000 p.a. on a 5 + 5 year lease

Revenue potential at capacity: >\$1,000,000 p.a.

Asking price: \$182,000 WIWO

Please note: A Provider Approval Number (ACECQA) must be held or obtained by the incoming purchaser before operating this service. Please factor this into your due diligence timeline.

21 empty places. One decision. Your move.

Nikki Katz | Business Broker