



Lynbrook



Investment Opportunity: Thriving Childcare Business in High-Demand Area!

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Are you looking for a lucrative investment in the booming childcare industry? Here's your chance to own a purpose-built, beautifully presented childcare centre in the heart of a thriving southeastern suburb. With a permit for 100 places and located on a bustling main road, this is an opportunity you don't want to miss!

Key Features:

- **Prime Location:** Situated on a busy main road, with newly completed housing developments and more on the way. The area is experiencing rapid growth, with young families moving in daily.
- **High Demand:** The childcare demand in this area is 5:1, meaning there are five children for every available childcare place. The centre's prime location ensures that occupancy will naturally increase as more families move in.
- **Fully Managed Centre:** The centre is fully managed by a skilled team, including an additional centre director and managers. The vendor is completely hands-off, yet the business is already generating a net profit of \$350,000 annually.
- **Affordable Rent:** With rent at approximately \$2,500 per child, the operating costs are remarkably low for such a high-demand area.
- **Current Occupancy:** The centre is currently operating at 55%

Price	\$1,900,000
Property Type	Business
Property ID	302

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occupancy, offering significant growth potential as demand continues to rise.

Why Invest?

- **Growth Potential:** With a growing community of young families and ongoing property developments, the centre's occupancy rate is set to increase effortlessly, driving up profits.
- **Turnkey Operation:** The business is already running smoothly with experienced management in place, making it an ideal investment for those looking for a profitable venture with minimal effort.
- **Strategic Location:** Location and demand are the key drivers of success in the childcare industry, and this centre has both in abundance.

Don't miss out on this rare opportunity to invest in a childcare business with immense growth potential. Whether you're an experienced operator or a savvy investor looking to expand your portfolio, this is the perfect chance to capitalize on a thriving market.

Act Now! Contact Gabrielle Zhang today at +61433 297 367 or gaby@mercba.com.au to learn more about this exciting investment opportunity.

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