

FREESTANDING INVESTMENT OPPORTUNITY IN HIGH PROFILE LOCATION

101-103

Manchester Road

MOOROOLBARK

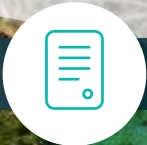
EXPERIENCED
CHILD CARE
OPERATOR OF
25 YEARS



MANCHESTER ROAD

KALIMNA STREET

Outline Indicative Only



NEW 10 YEAR LEASE + OPTIONS TO 2048



2,045SQM* CORNER LANDHOLDING



PERMIT FOR 104 PLACES

VICTORIAN
HEALTH, AGED
AND CHILD CARE

FOR SALE VIA EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 28TH NOVEMBER 2018 AT 2.30PM

CBRE

101-103
Manchester Road
 MOOROOLBARK



FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 28TH NOVEMBER 2018 AT 2.30PM



Close to local amenity & cafes (800m*)



New 10 year lease with options to 2048



Leased to Mooroolbark Child Care Centre, nationally recognised operator



Architecturally designed, purpose built child care centre and outdoor play area with a permit for 104 places



Irreplaceable multi-frontage land holding of 2,045sqm* with dominant exposure to the corner of Manchester Road & Kalimna Street



Contemporary indoor play areas



Close to local schools including Mooroolbark College (1.3km*)



Spacious outdoor play areas



Substantial 42m* frontage to Manchester Road



Substantial building area of 773sqm* with 27 on grade car spaces



Returning \$333,320pa* + outgoings + GST complimented by annual rental increases providing exciting income growth prospects

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.