



High Yielding Childcare Investment with New 20 Year Lease to 2037

Medical/Consulting

465 Kolodong Road, Taree, NSW 2430

Floor Area: 1 m²

Land Area: 2294.00 m² (approx)

Property Description

New 20 year lease to July 2037 & 10 + 10 year options to 2057.
Modern 66 place purpose built childcare centre with strong occupancy.
Little Beginnings: Established regional childcare provider, operated by a experienced management team with 15 other facilities in NSW.
Highly visible main road position on a generous 2,294 sqm corner site with the centre undergoing recent major capital improvements.
Taree is part of the mid-coast region of NSW with a total population of 91,648 which is forecasted to grow by over 40% by 2036.
Attractive 3% pa. increases plus ratchet (rent cannot go down) provisions ensuring guaranteed rental growth.
Net lease, tenants pays all usual outgoings as per lease.
Net Income: \$158,400 pa + GST.

Sold

Contact Agent

Sold: Thu 10-Aug-17

Additional Details

Building

Whole



Dean Venturato

0412 840 222

Michael Vanstone

0403 580 528

Burgess Rawson - Sydney

Level 18, 15 Castlereagh Street, Sydney NSW 2000