



## New 15 Year Landlord Friendly Net Lease - Sydney Childcare Investment

Medical/Consulting • Offices

42 Morris Street, St Marys, NSW 2760

**Floor Area:** 1 m<sup>2</sup>

**Land Area:** 2193.00 m<sup>2</sup> (approx)

### Property Description

- **Attractive min. 3.5% PA Increases**
- **16 primary schools within 3km\* radius**
- **Montessori Academy - 40+ Centres**

+ New long 15 year net lease plus 10 + 10 year options  
+ Attractive minimum 3.5% PA Increases  
+ Captive market, 16 primary schools within 3km\* radius of the childcare centre  
+ New 108 place childcare centre - will offer substantial depreciation benefits  
+ Montessori Academy: Australia's leading provider of Montessori education with 40 centres currently operating and a pipeline of 20 new centres  
+ St Marys: young population with 27% more under 5 year old's than NSW average  
+ 22km\* from Western Sydney's new airport - ideally positioned to benefit from the substantial forecasted population growth and many local infrastructure projects

For Sale – Price on Request

**For Sale**

Contact Agent

For Sale

### Additional Details

#### Building

Whole



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