



A PRIME CHILDCARE INVESTMENT OPPORTUNITY IN SYDNEYS NORTH SHORE

For Sale
Contact Agent
Expression of Interest

Other

5 Manning Road, Killara, NSW 2071

Floor Area:

998 m²



Property Description

- **96-place award winning childcare centre**
- **Brand new New triple net, 10-year lease**
- **Net Income: \$576,000 per annum***

CBRE as the exclusive sales agents are pleased to present, Little Zak's, 5 Manning Road, Killara.

Little Zak's Academy, Killara is a modern purpose built childcare centre which sits on a large 2,004sqm* parcel of land with 22 basement car spaces; there is a brand new triple net, 10-year lease with options until August 2060

The property benefits from the following key attributes:

- Net Income: \$576,000 per annum with fixed 3% annual increases
- 96-place award winning childcare centre, Little Zak's Academy, Killara.
- Large Land Area of 2,004sqm* with 22 basement car spaces and 998sqm* of total play area
- Established Childcare that has been operating for over 20 years with 19 centres throughout Sydney
- Defensive asset class with significant Government support
- Newly completed building with significant depreciation benefits

The property will be sold via expressions of interest closing on Wednesday, 23rd September 2020 at 4:00pm.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Car Spaces
22

5 Manning Road, Killara, NSW 2071



Aaron Arias
+61 403 674 599

Nicholas Heaton
0408 025 097

Toby Silk
0422 143 813

CBRE - Sydney
Level 21, 363 George Street, Sydney NSW 2000