



Outstanding Childcare Investment - Over 90% Occupancy - Brand New ...

For Sale
Contact Agent
Under Contract

Medical/Consulting • Retail • Other

174 Norris Road, Bracken Ridge, Qld 4017

Floor Area:

1 m²

Land Area:

0.56ha (1.37 acres) (approx)



Property Description

- **Favourable childcare demographics**
- **Fixed 3% annual rent increases**
- **Net Income \$462,300 pa + GST**

Cushman & Wakefield are pleased to present the Bracken Ridge Childcare Centre at 174 Norris Road to the market.

The asset is underpinned by the following key investment features:

- Brand new 15 year lease plus 3 x 10 year options to 2063
- Whiz Kids - highly successful, strong performing tenant. Over 10 years' experience and 85% occupancy across their operating portfolio
- Strategic location - close proximity to 5 schools, Brisbane North TAFE & 500m to Coles anchored Bracken Ridge Plaza
- Favourable childcare demographics - double income families & average annual population growth rate of 2.73% (60% greater than national average)
- Well established centre in operation since 2007 - recently extended (and fully refurbished) to become a 201 place facility
- Large, newly upgraded centre offering modern improvements, excellent outdoor playscape and significant depreciation benefits
- Bracken Ridge - vibrant family friendly community 19kms north of CBD, high demand for new housing - nearby Fitzgibbon Chase is a 20 stage project delivering 1,350 new homes
- Tenant pays all usual outgoings including Land Tax
- Fixed 3% annual rent increases
- Net Income \$462,300 pa + GST

For more information please contact the exclusive agents at Cushman & Wakefield.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Car Spaces
41

Parking Comments
On site car parks

174 Norris Road, Bracken Ridge, Qld 4017



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