



NEW 20 YEAR LEASE TO LEADING CHILDCARE OPERATOR

Medical/Consulting • Offices • Other

110 Burrenbah Road, Jindalee, Qld 4074

Floor Area: 423 m²

Property Description

- **Strong performing in high income area**
- **Adjoins local school**
- **High growth corridor**

CBRE Queensland Health, Aged and Child Care & Brisbane Metropolitan Investments are pleased to offer for sale 110 Burrenbah Road, Jindalee.

This is one of 5 childcare investments in a portfolio being offered either individually or in one line.

- * Long established, highly regarded and extremely successful childcare operator.
- * Avenues Early Learning with network of 14 trading centres in Brisbane.
- * New 20 year lease with 4 x 5 year options.
- * Fixed 3% annual increases.
- * Income: \$187,088 pa* + GST.
- * Approved for 74 childcare centres.
- * Land area/zoning: 1,797sqm*
- * Zoned CFA – Community Facilities Zone.
- * Building area: 423sqm*
- * Long established successfully trading centre
- * Investment sector supported by \$37billion investment by Federal Government over the next 4 years & subsidies for childcare centre parents.
- * Attractive depreciation benefits.
- * Strategic catchment location....

Sold

Contact Agent

Sold: Mon 19-Aug-19

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment



Andrew Adnam

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Jack Morrison

0431 246 846

CBRE - Brisbane

Waterfront Place Level 3, 1 Eagle Street, Brisbane City Qld...