



DA Approved 68 Place Childcare Site

Sold
 \$4,500,000
 Sold: Thu 16-Dec-21

Land/Development • Other • Retail

724 Victoria Road, Ermington, NSW 2115

Floor Area:

502 m²

Land Area:

1012.00 m² (approx)



Property Description

- **DA Approved Childcare Site**
- **Site Area 1,012m2***
- **Iconic Location in High-Growth Area**

Ray White Commercial is pleased to present 724 Victoria Road Ermington, for sale via Auction.

Outstanding opportunity to acquire this strategically located site opposite Melrose Park Residences and DA approved for a 68-place childcare centre.

Site has been pre-committed by Mini Masterminds on a 10 + 10 + 10 years lease term at a rental of \$329,800 per annum reflecting a rate of \$4,850 per child. Fixed annual increases at 3.25% tenant liable for 100% of outgoings.

Additional highlights of the property are outlined below:

- Corner site area of 1,012m2* (Corner Fitzgerald Road)
- DA Approved for 68 place childcare centre
- Child ratio 21 x 0-2 years, 17 x 2-3 years & 30 x 3-6 years
- Architecturally designed over two (2) levels with single basement car parking
- Ideal for the developer or investor
- Opposite Melrose Park residences
- Walking proximity to Ermington Public School & Marsden High School

The property will be offered for Auction, onsite Thursday 16 December 2021 at 1:30pm.

For more information, please contact the below exclusive selling agents.

*Approx.

Additional Details

Tenure Type

Vacant Possession

724 Victoria Road, Ermington, NSW 2115



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