

Sold



Broadmeadows



## Proposed 88 Places LDC Childcare land\*Single level building in Broadmeadows for lease.

MERC Business Agents is thrilled to present an unparalleled opportunity - a proposed 88-places Long Day Care (LDC) greenfield site for lease in the vibrant suburb of Broadmeadows. This visionary project introduces a state-of-the-art childcare center spanning 1980.5sqm\*, strategically positioned within one of Melbourne's most dynamic high-growth corridors.

### Key Features:

**Land Size:** Expansive 1980.5sqm\* offering ample space for both indoor and outdoor play areas.

**Location:** Corner building with dual exposure to Camp Road and Blair Street, enhancing visibility and accessibility.

**Design:** Single-level building designed for easy childcare management.

**Facilities:** Comfortable spaces with five kids' rooms, a large cot room, staff room, parents' room, and more.

**Parking:** 19 on-site parking spaces for convenience.

**Capacity:** Proposed 88 places for Long Day Care, catering to the growing demand in the area.

**Location Advantage:** Strategically located with a dozen primary schools and colleges within a 2km radius, reflecting the high demand for quality childcare services.

**High Demand Ratio:**

|               |          |
|---------------|----------|
| Price         | SOLD     |
| Property Type | Business |
| Property ID   | 276      |

### Agent Details

Gabrielle Zhang - 0433297367

### Office Details

Mercury Childcare Sales and Valuation  
+61433297367



The location benefits from a high demand ratio, with over 4 children seeking childcare for every 1 available spot.

Expression of Interest:

This exceptional childcare land is available for lease via Expression of Interest. Seize the opportunity to establish your childcare business in a flourishing community with a growing demand for quality early childhood education. **\*\* ONLY BUYERS WITH A CURRENT PROVIDER APPROVAL WILL BE CONSIDERED \*\***

For more information and to express your interest, please contact MERC Business Agents.

Don't miss out on this chance to be part of a visionary project in a prime location. Secure your spot and contribute to the future of childcare in Broadmeadows!

\*Disclaimer: All figures and sizes are approximate.

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