

Just Listed



VIC



Premium 90-Place Childcare Centre Available for Lease – Purpose-Built Facility with All Amenities!

Business Highlights:

- **Prime Location in Education Precinct** – Situated in **Glen Waverley's** school district with **multiple prestigious schools nearby**, ensuring strong demand from education-focused families.
- **Purpose-Built Facility & Growth Potential** – Modern 732m² single-storey building specifically designed for childcare with capacity for **90 children** in a market with established high daily rates.
- **Turnkey Operation & Fully Equipped** – Ready-to-operate with **complete amenities**, spacious rooms, and all necessary facilities for immediate business commencement.

About the Property:

This **purpose-built childcare facility** in the thriving Glen Waverley area offers an exceptional opportunity in a **high-demand educational district**. The thoughtfully designed space provides the perfect environment for delivering quality childcare services in an area known for its educational excellence.

Key Features:

- **Excellent location in Glen Waverley's educational hub**, surrounded by **multiple schools**:
 - Glenallen School

| | |
|---------------|----------|
| Price | EOI |
| Property Type | Business |
| Property ID | 391 |

Agent Details

Gabrielle Zhang - 0433297367
Camil Talj - 0423661274

Office Details

Mercury Childcare Sales and Valuation
+61433297367



- St Leonard's Catholic Primary School
- Glen Waverley Primary School
- Glen Waverley South Primary School
- Glen Waverley Secondary College
- Wesley College Glen Waverley Campus
- **Purpose-built childcare facility includes:**
 - **Two spacious children's rooms** (40.8m² and 39.7m²)
 - **Professional office (10.7m²) and reception area (10.5m²)**
 - **Complete kitchen and pantry facilities**
 - **Dedicated staff room, cot room, and laundry**
 - **Convenient lift access**
 - **Engaging piazza and parents area**
- **Ample parking: 427m² car park with 19 spaces**

Why Invest in This Opportunity?

- **High Demand Market** – Glen Waverley commands premium childcare rates: **\$147.17 daily for babies (0-2 years), \$118.25 for toddlers (2-3 years), and \$132.70 for kindergarten (3-5 years).**
- **Strong Revenue Potential** – 90-place capacity in a premium market ensures substantial income opportunities.
- **Educational Precinct** – Proximity to multiple schools creates natural demand from education-focused families.
- **Purpose-Built Advantage** – Facility specifically designed for childcare with all necessary amenities already in place.
- **Flexible Operation** – Ideal for established childcare operators looking to expand or new entrants seeking a premium facility.

Interested? Let's Talk!

Email: gaby@mercba.com.au

Phone: 0433 297 367

Contact Gabrielle Zhang today to secure this exceptional childcare opportunity in Glen Waverley's educational hub!

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