

Just Listed



DEVELOPMENT SUMMARY	
TOTAL SITE AREA	2190.0 M <sup>2</sup>
GROUND FLOOR AREA	718.0 M <sup>2</sup>
FIRST FLOOR AREA	146.0 M <sup>2</sup>
CAR PARK AREA	667.2 M <sup>2</sup>
NO. OF CHILDREN	134
NO. OF CHILDREN'S ROOMS	6
NO. OF CAR SPACES	23
PLAY AREA	728.1M <sup>2</sup>

## Warragul



## Premium Childcare Centre FOR LEASE in Thriving Warragul Location – Excellent Facilities & Growth Opportunity!

### Business Highlights:

- **Prime Warragul Location & Purpose-Built Facility** – Situated in a family-friendly area with excellent accessibility, ensuring strong enrollment potential and community integration.
- **Impressive Capacity & Modern Design** – Accommodates 104 children across 6 dedicated rooms, with spacious indoor and outdoor areas designed for optimal early learning experiences.
- **Exceptional Outdoor Space & Parking** – Features a generous 728.1 M<sup>2</sup> play area and 23 dedicated parking spaces, providing convenience for parents and staff.

**About the Property:** This purpose-designed childcare centre in Warragul is available FOR LEASE upon completion. Perfect for operators seeking a premium facility in a growing regional hub. The property offers exceptional space and modern amenities to support a thriving childcare business.

### Key Features:

- Strategic Warragul location with strong demographics and community growth
- Impressive building specifications:
  - Total site area: 2,190 M<sup>2</sup>
  - Ground floor: 718 M<sup>2</sup>

🏠 23 📐 2,190 m<sup>2</sup>

Price	EOI
Property Type	Commercial
Property ID	392
Land Area	2,190 m <sup>2</sup>
Office Area	718 m <sup>2</sup>
Warehouse Area	728 m <sup>2</sup>

### Agent Details

Gabrielle Zhang - 0433297367  
Camil Talj - 0423661274

### Office Details

Mercury Childcare Sales and Valuation  
+61433297367



- **First floor: 146 M<sup>2</sup>**
- **Outdoor play area: 728.1 M<sup>2</sup>**
- **Ample parking with 23 spaces (557.2 M<sup>2</sup> car park area)**
- **6 purpose-designed children's rooms** to accommodate various age groups

### Why Invest in This Opportunity?

- **High-Growth Sector** – Childcare remains one of the most stable and in-demand services, particularly in growing regional centres like Warragul.
- **Brand New Facility** – Ready for fit-out, offering the latest designs and specifications with no legacy issues.
- **Excellent Capacity** – Licensed for 104 children, providing strong revenue potential.
- **Superior Design** – Two-level building with generous room sizes and exceptional outdoor play spaces.
- **Prime Location** – Warragul continues to grow as a desirable lifestyle destination for families seeking quality childcare options.

### Interested? Let's Talk!

**Email:** [gaby@mercba.com.au](mailto:gaby@mercba.com.au)

**Phone:** 0433 297 367

**Website:** [www.mercba.com.au](http://www.mercba.com.au)

### Disclaimer:

Mercury Business Sales and Valuation and/or their agents, for themselves and for the vendor of this business for whom they act give notice that (i) All information given in relation to this business, whether contained in this document or given orally, is given without responsibility, (ii) Intending purchasers should satisfy themselves as to the accuracy or truth of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. (iii) No person in the employment Mercury Business Sales and Valuation has any authority to make or give any representation or warranty.

PLEASE NOTE: Any images relating to this business are indicative only

By sending an enquiry to Mercury Business Sales and Valuation you agree to be marketed to in the future for similar businesses through email alerts/SMS messages. This is at NO COST to you and at any time you wish to cancel your subscription please simply unsubscribe it.

<http://www.consumer.vic.gov.au/duediligencechecklist>

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.