



**33-41 Beaconsfield Avenue, Midvale WA 6056**

## **Childproof Business Opportunity - Childcare Centre For Sale or Lease**

Large childcare centre in converted hall styled structure having been remodelled in circa 1996. Centre facilities are extensive, offering a number of separate play rooms catering to different age groups, shared amenities, administrative areas, various kitchen areas, laundry, ablutions, and ducted evaporative air conditioning. High quality outdoor play areas feature sand pits, extensive artificial turf areas and shade cover. On-site parking is provided via twenty nine marked bays.

**Location:** The site is located within a consolidated residential catchment approximately 17 km east of the Perth CBD. It benefits from ready access to high frequency bus routes and proximity to the regional shopping precinct and showroom strip in nearby Midland. Surrounding development is a mixture of residential and industrial, and Midvale Primary School is conveniently located in close proximity.

Previously Licenced Day Care Places: 94 (approx.)

Total Buidling Area: 687 sqm (approx.)

Site Area: 2,838 sqm (approx.)

EXPRESSIONS OF INTEREST closing 1pm Wednesday 25th March.

Showrooms/bulky Goods

FOR SALE

2838sqm



**Sean Flynn**

+61412779987

sean.flynn@jll.com