



**Lot 1 / 65 Aberglasslyn Road, Aberglasslyn NSW 2320**

## New Childcare Investment Opportunity

Brand new childcare center leased to major operator in nationally recognised growth area.

Strategically located within a major growing residential area, 300 meters from the New England Highway, 600 meters from local Primary & High Schools, 1 km from Woolworths shopping Center, less than 2km from Maitland Hospital and the Main CBD of Maitland.

### Property Particulars

Rent: \$235,000pa Net

Lease Term: 15 years x 10 years x 10 years,

Reviews: 3% annual rent increases plus market review at options with 'ratchet' provisions ensuring guaranteed ren

Healthcare

FOR SALE

653sqm



**Brendan Sarroff**

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