





Urgent Sale: Childcare Centre in Cranbourne - RS1557

Price	$1,290,000
Property Type	Business
Property ID	528

Seize a Thriving Opportunity to Shape Young Minds and Build Your Legacy!

Discover an exceptional chance to own a state-of-the-art childcare centre in the heart of Cranbourne's growing community. This purpose-built facility combines cutting-edge design with a proven track record of excellence, offering both profitability and purpose.

Business Highlights:

- Renowned for delivering high-quality care and education, fostering a nurturing environment for children.
- Licensed for 44 children, recently approved for 74, with a strong 73% occupancy rate.
- Averaged $470,000+ in annual profit over the last three financial years (2022–2024), with a remarkable $500,000+ net profit in 2025.
- Over $500,000 spent to date on building and improvements
- Competitive rent of $11,848/month starting December 2025, aligned with increased capacity.
- New Lease Term of 5 years commence in Dec 2025 with further 6 terms of 5 years each
- A modern, purpose-built centre with ample parking, designed for safety, comfort, and efficiency.
- Offers comprehensive early learning curricula and enriching

Agent Details

Robert Wilson - 0488 558 582
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Office Details

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VIC Brokers
Business, Commercial & Real Estate

extracurricular activities to support child development.
- A secure, loving space that promotes growth, creativity, and well-being.
- Fully Compliant with all required licenses, permits, and regulations for seamless operation.
- Prime Location in a vibrant, family-friendly neighbourhood with a growing population, ensuring sustained demand.
- **Growth Potential** for expansion in a booming area, with a scalable and sustainable business model

Why Invest?

This childcare centre is more than a business—it's a chance to make a meaningful impact while securing a profitable future. With a comprehensive appraised value of **$1,290,000**, this turnkey operation is ready for its next visionary owner.

Take the Next Step!

Step into a legacy of learning, compassion, and community impact. Contact **Robert Wilson** or **Serge Tsundra** today with your Provider Approval to explore this extraordinary opportunity. Don't miss your chance to lead a thriving childcare centre and shape the future of young learners!

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