

20  
Reservoir Road  
Frankston

# Affordable CHILD CARE INVESTMENT

Leased to Blue Chip  
Tenant

For Immediate Private Sale

savills

# 20 Reservoir Road Frankston

## Prominent Child Care Centre Leased to **NATIONALLY RECOGNISED TENANT**

-  Leased to Affinity Education Group with over 150 centres nationally
-  Very conservative rental rate with fixed 3% increases
-  Boutique child care centre licensed for 65 places
-  Significant landholding of 2,211sq m\*
-  Current net rental of \$92,700 pa\*
-  General Residential Zone
-  5 year lease with options until December 2037
-  Situated in prime suburban Frankston location with 12 Primary and Secondary schools within 2km\*

\*Approx.

## For Immediate Private Sale

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**Savills Melbourne** The Market Leader in the Sale of Melbourne Child Care Centres

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Outlines Indicative Only



WELL MAINTAINED INDOOR LEARNING ROOMS



LARGE OUTDOOR PLAY AREAS