

Sold



****UPDATED** North Shore Childcare, Huge Potential!**

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After a meeting with the vendor (15 Nov 2011), my instructions are to present all reasonable offers. With a October 2011 Property Valuation of \$1.35M for the main centre AND a seperate 4 bedroom, 3 bathroom house (House is approx \$580,000) and the centre licenced for 43 (easily put back to 50, where it was 6 months ago).

The centre needs minor weatherproofing work and re-painting. This we estimate to be around \$80,000 in total and we are underway getting this work done. The vendors ill health means that they don't want to wait and need to sell ASAP to concentrate on recovery. This is where you have the opportunity. The Business is worth around \$400,000 and the Land and Buildings \$1.35M. Take off the repairs and we are at circa \$1.65M. MAKE AN OFFER, as long as its reasonable the vendors will consider it. After all health is more important than anything and by their own admission they are not running the centre well due to this fact.

This long standing ECE is currently run under full management. Currently Licensed for 43, this could easily be converted to a lot more (and has been in excess of 50 in the recent past). The space is there, the location is fantastic, the potential is huge.

There are other hidden gems within this opportunity that I will explain over the phone once a Confidentiality is completed.

Now Asking \$1.5M (reduced \$270,000 for a quick sale) by negotiation, Includes property at Current Valuation (SEP 2011) of \$1.35M.

Interested? Please complete the ONLINE confidentiality agreement on barkerbusiness.co.nz for reference # 1478 and

Price	SOLD
Ref	BBS1478

Agent Details

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Brett will be in touch.

For confidentiality reasons, the address listed is that of Barker Business Brokerage.

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