



For Sale

Location: **Auckland**
Asking: **\$3,900,000**
Type: **Land-Sale / Offices-Sale**

And other Property Investment Opportunity

Boundary lines indicative only

Stillwater - North Auckland Rural
71 Aubrey Road Stillwater
Childcare property plus 2 homes
Big Opportunities all around.

Rental Income;
Childcare Circa \$160k
Main Dwelling \$42k
Minor Dwelling \$27k
Total circa \$230k

Fee Simple
2 Hectares (more or less)

Property consists of 2 main childcare buildings, a Main Dwelling and a Minor Dwelling, workshop and sundry farm sheds.

The Childcare operates as a 50 licence. Big opportunity to expand this licence with an abundance of space

The Main dwelling is a brick & tile 4 bedroom, 2 bathroom home

The minor is a 2 bedroom, 1 bathroom home.

Opportunity here to subdivide, add a dwelling, expand the childcare, land bank, you name it. In a very popular North of Auckland suburb (Stillwater).

Asking \$3.9M

For further information and to express your interest, please contact Brett on 021 744 990 or email at brettb@barkerbusiness.co.nz. Confidentiality agreements will be required to ensure the privacy and integrity of the transaction process.

*Source of information - Supplied by the Business Owner.
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Property Code: 3736

Contact:

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