



183 Cross Road, Westbourne Park

## Long-Established Childcare Investment

LJ Hooker Commercial Adelaide is proud to present to the market for sale - 183 Cross Road, Westbourne Park.

New 10-Year Lease to 2036 + Option to 2046 (1 x 10 years).

Operating as 'Precious Cargo' which has 7 locations across South Australia, backed by publicly listed Mayfield Early Education Limited.

- 105 place Childcare facility
- Building Area 590 sqm\*
- Land Area 2,292 sqm\*
- 26 on-site car parks
- Net Income \$331,494.60 pa\* + GST
- CPI annual rent increases
- Zoned - Urban Corridor Living
- Conveniently located just 5km\* from the Adelaide CBD.
- Cross Road is one of Adelaide's major east-west arterial roads with excellent accessibility.
- Ideally situated near Woolworths & Big W (Cumberland Park).
- Convenient access for commuting parents travelling between the CBD, Mitcham, Unley, Marion, and the Southern suburbs.
- 6 Primary Schools Within 3 kms\*.

**FOR SALE**  
Contact Agent

**BUILDING AREA**  
590sqm

### AGENTS

Mario Bonomi  
0412 080 993

[mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)

Daniel Ferraro  
0422 626 995

[daniel.ferraro@ljhcommercialadelaide.com.au](mailto:daniel.ferraro@ljhcommercialadelaide.com.au)

### AGENCY

Adelaide  
(08) 8232 8844

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

'Precious Cargo (Westbourne Park)' is For Sale via Private Treaty.

Please contact the exclusively appointed LJ Hooker Commercial Adelaide for more information.

Mario Bonomi 0412 080 993  
Daniel Ferraro 0422 626 995

**PRIVATE TREATY - SALE**

- Approximately
- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 231015

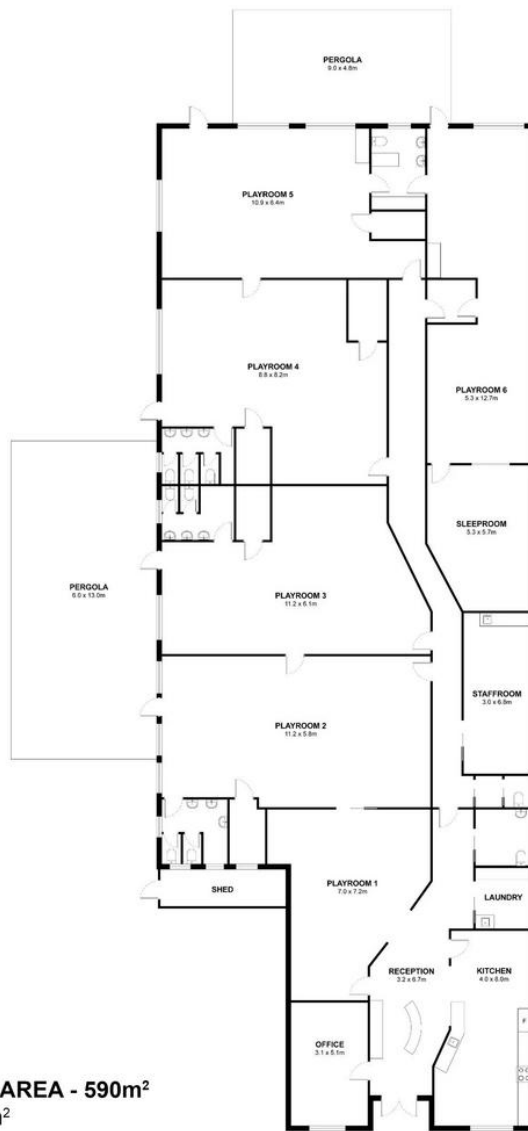
**MORE DETAILS**

Property ID	8MGH94
Property Type	Medical/Consulting Offices Other
Building Area	590 m2
Land Area	2292 m2
Parking	26

**Mario Bonomi 0412 080 993**  
Principal | [mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)  
**Daniel Ferraro 0422 626 995**  
Commercial Sales & Leasing - Partner |  
[daniel.ferraro@ljhcommercialadelaide.com.au](mailto:daniel.ferraro@ljhcommercialadelaide.com.au)

**Adelaide (08) 8232 8844**  
81 Flinders Street, ADELAIDE SA 5000  
[adelaide.ljhcommercial.com.au](http://adelaide.ljhcommercial.com.au) |  
[commercialadelaide@ljhcommercialadelaide.com.au](mailto:commercialadelaide@ljhcommercialadelaide.com.au)





**GROSS BUILD AREA - 590m<sup>2</sup>**

Pergolas - 121m<sup>2</sup>

Shed - 6m<sup>2</sup>

Measurements are approximate



**183 Cross Road, Westbourne Park SA 5041**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.