

Freehold Childcare Business for Sale Cockle Bay Auckland



For Sale

Location: **Auckland**
Asking: **\$2,100,000**
Type: **Services-Other**

Freehold Childcare Investment | Coastal Cockle Bay, East Auckland

Positioned in the sought-after suburb of Cockle Bay, 17 Cockle Bay Road offers a secure freehold childcare investment supported by a long-term lease in an established family community.

The property comprises a 1,029sqm (more or less) freehold site improved with a purpose-built early childhood centre licensed for 38 children, servicing the surrounding Cockle Bay, Howick and Shelly Park areas.

Property Highlights

- Freehold landholding of 1,029sqm (more or less)
- Licensed ECE centre for 38 children
- Established improvements with generous outdoor play space
- Prominent position within a tightly held coastal suburb

The property is leased to an established operator, returning \$118,560 per annum (no GST paid). Fixed 2% rental increase every 2 years, with another 2% increase in July 2026. The long-term lease provides programmed increases and market review provisions, with the tenant responsible for outgoings, delivering a straightforward passive investment profile.

Supported by the essential-service nature of childcare and strong underlying residential demand, this asset offers secure income within a tightly held coastal Auckland location.

For more details and to express your interest, visit the Barker Business Brokerage website and search for reference number 3960. Submit the online Confidentiality Agreement, and Bridget will be in touch to provide you with further information about this exciting opportunity.

*Source of information - Supplied by the Business Owner

Licensed REAA 2008. Copyright Barker Business Brokerage Ltd 2026

Contact:

Bridget Saunders
027 226 6052 or [0064 9 448 1285](tel:006494481285)

nzbizbuysell.co.nz/132161

[Barker Business Brokerage](#)
Licensed REAA 2008
Broker Ref: barker_74_2350



