



## Prime ECE + Land & Buildings | Manawatū | Two Centres, One Purchase!

A fantastic opportunity for an enterprising ECE operator to unlock serious potential and secure lasting value. This long-established Centre has a licence roll of circa 45, enjoys consistently high occupancy, excellent reputation and strong community ties.

Currently under full management, the Centre is trading around break-even due to staffing costs, with wages representing approx. 78% of revenue. For a hands-on owner-operator ready to rationalise operations, there is immediate scope to restore strong profitability and add significant value.

Both the ECE business and the freehold land/buildings are being offered together on favourable terms. The ECE business can be acquired immediately, with delayed settlement of the land and buildings on a staged leased basis and finance options available to an approved purchaser.

### Key highlights:

- Two adjacent properties with separate facilities for Over 2's & Under 2's
- Very high occupancy (currently 98%) plus an active waiting list

Price \$1,295,000

Ref 3872

### Agent Details

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### Office Details

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BUSINESS SALES WITH INTEGRITY  
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- Excellent reputation and strong ERO history
- Long-serving staff in a warm, home-like environment
- Opportunity to expand licence roll through extension / repurposing space
- Property offered at recent registered valuation with flexible settlement options

This is an excellent opportunity for an experienced ECE professional or strategic investor seeking a turnaround with strong short to medium-term upside.

**Asking Price: \$1,295,000 (including \$1,200,000 land & buildings + \$95,000 ECE centre)**

If you are interested and would like more information about this business, please visit the Barker Business Brokerage website, search reference number 3872 and submit the online Confidentiality Agreement. Once Anna receives your expression of interest, she will be in touch regarding further information about this opportunity.

\*Source of information – Supplied by the Business Owner.  
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