

FOR SALE



**233-243
WHITEHORSE RD
BLACKBURN**

4,200sqm on the Golden Mile

AUCTION • AUCTION • AUCTION • AUCTION • AUCTION • AUCTION • AUCTION • AUCTION • AUCTION



 **SECURE INCOME**
\$387,209

 **LAND AREA**
4,200sqm*

 **WALE**
7.6 YEARS

 **MAJOR FUTURE DEVELOPMENT UPSIDE**

FOR SALE PUBLIC ON-SITE AUCTION
THURSDAY 17TH OF MARCH 2016 AT 12.30PM

CBRE VICTORIAN
RETAIL INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION THURSDAY 17TH OF MARCH 2016 AT 12.30PM



**233-243 WHITEHORSE RD
BLACKBURN**

Prominent retail investment on the 'Golden Mile' offering an established BP Service Station and Car Wash investment

Highly exposed 4,200sqm* strategic site, with 180 metres* of street frontages to three separate thoroughfares

Excellent future development potential within a Residential 1 Zone, in a highly sought after growing residential location

On the outbound side of Whitehorse Road providing excellent exposure to over 30,000 passing cars per day**

Two high performing and established tenants providing a WALE of 7.6 years with options until 2043 for BP

Net annual income of \$387,209 with secure fixed annual rent reviews

*Approximately **Vic Roads



ESTABLISHED BP SERVICE STATION AND CAR WASH INVESTMENT



STRONG TRADING BRAND SMART SHOPPING CENTRE JUST 800M* AWAY



LOCATED IN THE HEART OF BLACKBURN'S RETAIL PRECINCT

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.