

\$7M+ BUYERS

259-261 HIGH STREET, NAGAMBIE, VIC

NAGAMBIE CENTRAL

SHOPPING CENTRE

NAGAMBIE: HOME OF
BLACK CAVIAR



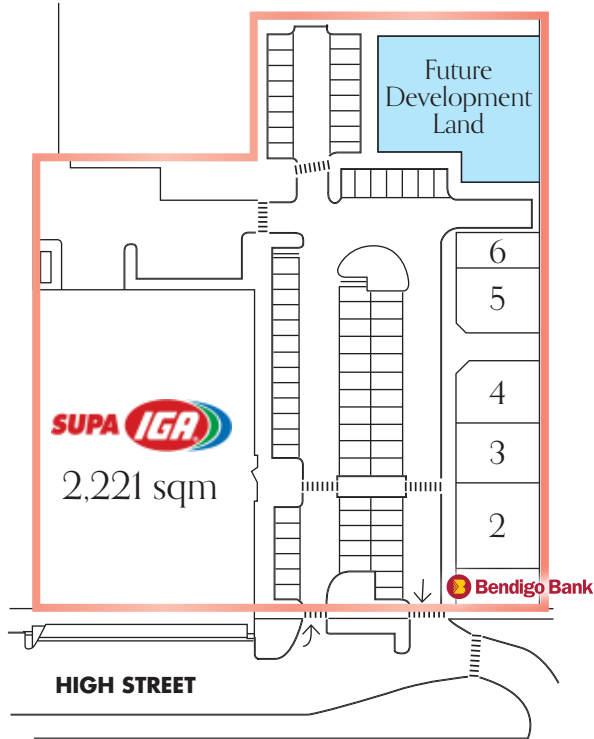
CHAMPIONS SUPA IGA
+ 6 SHOPS + 102 CAR PARKS

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING THURSDAY 25TH AUGUST AT 5.00PM AEST

CBRE VICTORIAN
RETAIL INVESTMENTS

“IT’S AN AWARD WINNING SUPERMARKET IN ONE OF VICTORIA’S PREMIER HOLIDAY DESTINATIONS”

– MICHAEL ZERVAKIS,
CHAMPIONS IGA



**ANCHORED BY A NEW
15 YEAR NET LEASE
TO CHAMPIONS SUPA IGA**



A STRONG TRADING FULL LINE IGA SUPERMARKET



6 FULLY LEASED COMPLEMENTARY SPECIALTY STORES

NAGAMBIE CENTRAL

SHOPPING CENTRE

-  Newly redeveloped fully leased neighbourhood shopping centre (3,012 sqm GLA)
-  Located in the heart of a flourishing regional hub
-  Anchored by a 15 year net lease to Champions SUPA IGA Plus Liquor Supermarket (2,221 sqm GLA) with highly attractive fixed annual 3% rental increases
-  Outstanding security with a 12.1 year Weighted Average Lease Expiry (WALE) and 76% of the centres income generated from the Champions SUPA IGA Supermarket
-  Strategic central land holding of 7,803 sqm comprising 102 highly convenient at grade car parks on title
-  Potential for further development of Retail, Medical or Office
-  Net income of \$476,209 per annum *

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

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CBRE VICTORIAN RETAIL INVESTMENTS – VICTORIA’S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES

*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.