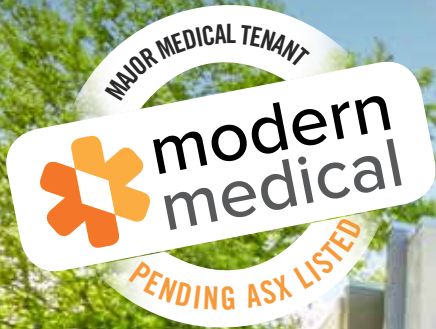


# 10+ 5 + 5 + 5 YEAR LEASE



## 196 HALL STREET SPOTSWOOD



### NEW CITY FRINGE MEDICAL INVESTMENT

### LOCATED IN ONE OF VICTORIA'S FASTEST GROWING SUBURBS

**FOR SALE** VIA PUBLIC ON-SITE AUCTION  
THURSDAY 15th DECEMBER AT 2.30PM



**CBRE** VICTORIAN HEALTH,  
AGED & CHILD CARE



FOR SALE VIA PUBLIC ON-SITE AUCTION ON THURSDAY 15TH DECEMBER AT 2.30PM

MELBOURNE  
CBD 6KM\*

WEST GATE  
FREEWAY

POTENTIAL  
RESIDENTIAL

SCIENCEWORKS  
MUSEUM 700M\*

POPULATION  
75%  
GROWTH  
BY-2036

SPOTSWOOD  
TRAIN STATION

HALL STREET

HUDSONS ROAD



HUDSON ROAD CAFE PRECINCT 50M\*



  
**196 HALL STREET**  
SPOTSWOOD

New 10 year lease returning \$559,290 pa + GST + outgoings with favourable 3% annual increases + bank guarantee

Modern Medical is a major medical operator who has 6 clinics throughout Victoria and has been in operation for over 13 years

Stunning new 1,365sqm\* facility, providing 22 car parks on-site, offering attractive depreciation benefits

Located only 6km\* and 6 train stops to the CBD in one of Victoria's fastest growing suburbs – 31% growth in median house price in 2015

Irreplaceable multi-frontage land holding of 1,270sqm\*, with dominant exposure to the corner of Hall Street & Hudson Road

Highly desirable location, Spotswood train station across the road, Williamstown Beach & Yarraville Village only a short 5 minute\* drive and outstanding access to the West Gate Freeway direct link to the Melbourne CBD (6km\*)

Large catchment area – Flanked by established residential suburbs of Yarraville (population 14,000+), Newport (population 13,000+) & Williamstown (13,000+)



SPOTSWOOD TRAIN STATION 30M\*



TENANTS INCLUDE ESTABLISHED PHARMACY, PATHOLOGY, GP SERVICES AND MORE



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

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**CBRE**  
**1300 666 888**

Level 34, 8 Exhibition Street, Melbourne

\*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.

^STCA