

FOR SALE

ATTENTION:

RETAIL DEVELOPERS

OWNER OCCUPIERS

VALUE ADD RETAIL INVESTORS

6,506 SQM BUILDING  
196 CAR PARKS  
21,696 SQM OF LAND



170 METERS OF PRIME FRONTAGE

**BUNNINGS WAREHOUSE SHEPPARTON**

225 BENALLA ROAD, SHEPPARTON VIC

**BUNNINGS LEASE EXPIRING IN SEPTEMBER 2017  
OFFERING MAJOR UPSIDE POTENTIAL**

**FOR SALE** VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING  
FRIDAY 17TH MARCH AT 12 NOON

**CBRE** VICTORIAN  
RETAIL INVESTMENTS



IN CLOSE PROXIMITY TO SHEPPARTON MARKET PLACE



DIRECTLY OPPOSITE SHEPPARTON HOMEMAKER CENTRE



HIGH QUALITY EXISTING IMPROVEMENTS



# A RARE OPPORTUNITY TO SECURE A PRIME MAIN ROAD RETAIL PROPERTY WITH HUGE UPSIDE FOR GROWTH IN ONE OF VICTORIA'S PREMIER REGIONAL CITIES.



**SIGNIFICANT LANDHOLDING OF 21,696SQM\***

**EXCELLENT CONVENIENCE WITH 196\* AT GRADE CAR PARKS**

**HOLDING INCOME FROM BUNNINGS TO ALLOW FOR REPOSITIONING AND RE-LEASING**

**WILL SUIT BUILDERS, DEVELOPERS AND VALUE ADD INVESTORS SEEKING THEIR NEXT PROJECT**

**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.