

MODERN METROPOLITAN MELBOURNE SINGLE TENANTED BLUE CHIP RETAIL INVESTMENT

AUCTION

Stop Paying Too Much!![®]

CHEMIST WAREHOUSE

DISCOUNT CHEMIST

5/1-9 MAREEBA WAY
CRAIGIEBURN



3%
FIXED RENTAL
INCREASE



**BLUE
CHIP**



**5-YEAR
NET LEASE**

FOR SALE VIA PUBLIC ON-SITE AUCTION
FRIDAY 10TH MARCH 2016 AT 12.30PM

CBRE VICTORIAN
RETAIL INVESTMENTS



A RARELY OFFERED METROPOLITAN
MELBOURNE SINGLE TENANTED
**CHEMIST WAREHOUSE
INVESTMENT PROPERTY**

NEW 5 YEAR LEASE TO AUSTRALIA'S
NUMBER 1 HEALTH
AND BEAUTY RETAILER,
PLUS OPTIONS TO 2031

HIGHLY ATTRACTIVE
FIXED ANNUAL
RENTAL INCREASES OF **3%**

BENEFITTING FROM A HIGHLY
ATTENTIVE AUDIENCE AND
CRITICAL MASS OF RETAILERS

WITHIN A MODERN CONVENIENCE CENTRE
WHICH INCLUDES A BULK BILL MEDICAL CLINIC

SERVICING ONE OF MELBOURNE'S FASTEST
GROWING NORTHERN METROPOLITAN
SUBURBS WITH CRAIGIEBURN FORECAST TO GROW AT

26% PER ANNUM OVER
THE NEXT 6 YEARS

TOTAL NET INCOME OF
\$145,804 PER ANNUM

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60 ON-SITE CAR PARKS



ADJACENT A BUSY BULK BILLING MEDICAL CENTRE



FORMS PART OF A THRIVING SHOPPING CENTRE

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.