

FOR SALE



# SERVICE STATION — PORTFOLIO —



10 YEAR LEASE



**1** CALTEX MOAMA  
73 MENINYA STREET, MOAMA, NSW



5 YEAR LEASE



**2** SHELL KOONOOMOO  
7043 GOULBURN VALLEY HWY,  
KOONOOMOO, VIC



15 YEAR LEASE



**3** SHELL MALLACOOTA  
89 BETKA ROAD, MALLACOOTA, VIC

# 3

HIGHLY SECURE AFFORDABLE  
SERVICE STATION INVESTMENTS

**FOR SALE** TO BE SOLD INDIVIDUALLY OR IN ONE LINE VIA PUBLIC EXPRESSIONS  
OF INTEREST CLOSING THURSDAY 27TH APRIL 2017 AT 5.00PM (AEST)

**CBRE** VICTORIAN  
RETAIL INVESTMENTS



1  MOAMA



MURRAY RIVER ECHUCA

2,088SQM\*

  
Woolworths  
NEIGHBOURHOOD  
SHOPPING CENTRE



2  KOONOOMOO



2,050SQM\*

THE BIG STRAWBERRY



3  MALLACOOTA



LAKE MALLACOOTA

 HOME  
 IGA  
 FOODWORKS  
*Works for you!*

1,400SQM\*

BETKA ROAD



# SERVICE STATION

— PORTFOLIO —

3 highly secure service station investment properties in high exposure regional locations

## 1. CALTEX MOAMA

10 year lease 2x5 year options,  
\$151,699\* pa net income,  
Annual CPI rental increases

## 2. SHELL KOONOOMOO

5 year lease 4x5 year options,  
\$42,000\* pa net income,  
3.5% annual rental increases

## 3. SHELL MALLACOOTA

15 year lease 7x5 year options,  
\$75,000\* pa net income  
3% annual rental increases



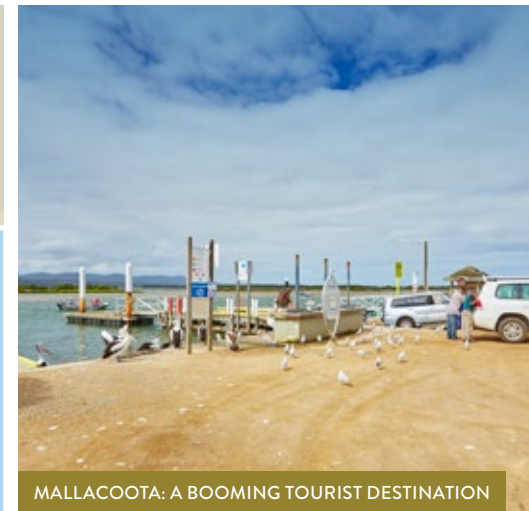
3KM\* TO ECHUCA'S POPULAR TOURISM PRECINCT



WELL ESTABLISHED SERVICE STATION & GENERAL STORE SERVICING THE KOONOOMOO COMMUNITY



SURROUNDED BY NATIONAL RETAILERS



MALLACOOTA: A BOOMING TOURIST DESTINATION



CONNECTED BY THE PICTURESQUE MURRAY RIVER



THE BIG STRAWBERRY, KOONOOMOO



## CALTEX MOAMA



43 metres\* of high exposure frontage to the Cobb Highway on a strategic corner location



2,088 square metre\* site



Significant population growth of 26% forecast for the Murray Shire local Government area



Securely leased to Caltex Australia Pty Ltd



## SHELL KOONOOMOO



Diverse range of income streams including retail, liquor and post office, servicing the Koonoomoo community



Limited competition as the only retail offering in the catchment area



High exposure corner site of approximately 2,050sqm\* with dual street frontages



Rare opportunity to enter the sub \$1,000,000 service station market



## SHELL MALLACOOTA



Leased to national operator with over 30 sites and exclusive supply agreements with Shell



Attractive fixed 3% annual increases



Situated in a booming coastal tourist destination



High exposure site of 1,400sqm\* with 40 metres\* of frontage to Mallacoota's main road

UNDER INSTRUCTION FROM: TRANSACTION ADVISOR & MANAGER **Appel Property**

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**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.

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