

















Long standing tenant since 1987





Brand new five (5) year lease complemented by 3% fixed annual rental increases



Returning \$240,000 pa* + Outgoings + GST



Corner location with a combined street frontage of over 80* metres & 1.564sqm* of land



Substantial building area of 348sqm* plus 23 car spaces on-site



Convenient access to and from the Western Ring Road and St Albans' main activity centre along Main Road East

www.cbremelbourne.com.au







Access to Western Ring Road only 350m*

For Sale via Public On-Site Auction on Friday 9th June 2017 at 10.30am

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.