

97-99
Main Road East
ST ALBANS

Prominent freestanding corner medical investment
with future development potential (STCA)



Long standing tenant
of over 30 years

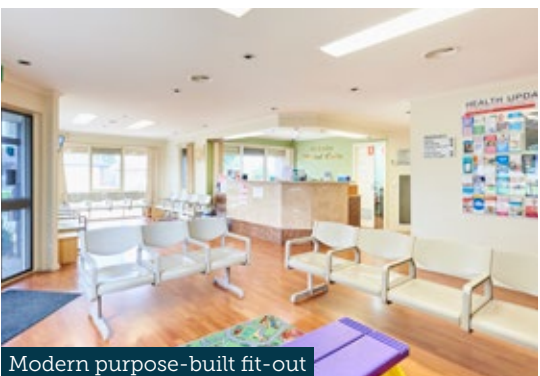


AUCTION FOR SALE VIA PUBLIC ON-SITE AUCTION
ON FRIDAY 9TH JUNE 2017 AT 10.30AM





Prominent exposure to one of St Albans' busiest thoroughfares



Modern purpose-built fit-out



2.5km* to St Albans retail strip



Access to Western Ring Road only 350m*

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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

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:

JOSH TWELFTREE
+61 452 524 985
josh.twelftree@cbre.com.au

SANDRO PELUSO
+61 418 389 757
sandro.peluso@cbre.com.au

www.cbremelbourne.com.au



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.