

374  378

NEPEAN HIGHWAY

CNR FIOCCHI AVENUE
FRANKSTON



 KANANOOK CREEK & WALKING TRIAL
+ FOOT BRIDGE TO BEACH



LONGSTANDING NATIONAL MEDICAL TENANTS



FAVOURABLE COMMERCIAL 1 ZONE

OUTLINE INDICATIVE ONLY

FOR SALE VIA EXPRESSION OF INTEREST CLOSING
THURSDAY 13TH JULY 2017 AT 5.00PM

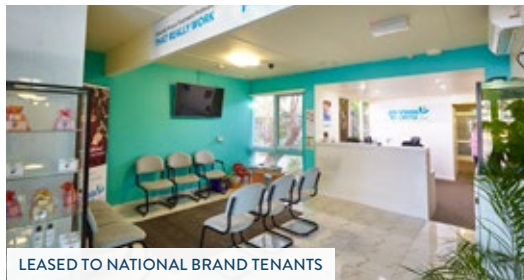


CBRE VICTORIAN HEALTH,
AGED & CHILD CARE

FRANKSTON – MELBOURNE'S GATEWAY TO THE FAMED MORNINGTON PENINSULA



FRONTAGE TO KANANOOK CREEK AND WALKING TRAIL



LEASED TO NATIONAL BRAND TENANTS



1.7km* TO FRANKSTON HOSPITAL



750m* TO FRANKSTON TRAIN STATION



ONLY 220m* TO PORT PHILLIP BAY



500M* TO BAYSIDE SHOPPING CENTRE

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Corner location with a combined street frontage of over 104m* and 3,449sqm* of land favourably zoned Commercial 1



Quality existing improvements of 1,448sqm* plus 30 at grade car spaces on-site



Leased to national brand tenant Psoriasis Eczema Clinic Australia (4 national locations) and CPAP Australia (13 national locations)



Strong passing income with immediate rental uplift potential



Within walking distance to one of Victoria's most popular beaches (220m*), the Bayside Shopping Centre (500m*) and Frankston Train Station (750m*)

FOR SALE VIA EXPRESSION OF INTEREST CLOSING THURSDAY 13TH JULY 2017 AT 5.00PM

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.