



BALLARAT

50 HERTFORD STREET, BALLARAT VIC



INCOME GROWTH



FUTURE VALUE ADD



MASSIVE DEPRECIATION

BRAND NEW

15 YEAR

NET LEASE

TO **7-ELEVEN** STORES PTY LTD

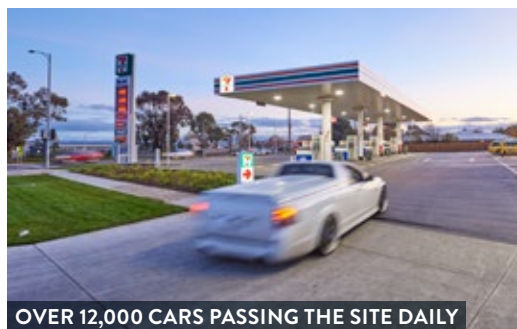
FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
THURSDAY 3RD AUGUST 2017 AT 5.00PM (AEST)

CBRE VICTORIAN
RETAIL INVESTMENTS

A TRULY STRESS-FREE RETAIL INVESTMENT WITH GUARANTEED INCOME GROWTH



FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING THURSDAY 3RD AUGUST 2017 AT 5.00PM



BALLARAT

50 HERTFORD STREET
BALLARAT VIC

BRAND NEW 7-ELEVEN SERVICE STATION WITH 15 YEAR NET LEASE TO 7-ELEVEN STORES PTY LTD

HIGH EXPOSURE CORNER SITE OF **4,216SQM*** WITH OVER 12,000 CARS PASSING DAILY*

POSITIONED TO BENEFIT FROM **EXCELLENT FUTURE POPULATION GROWTH** IN BALLARAT, DELACOMBE & SEBASTOPOL

FUTURE UPSIDE VIA ADDITIONAL TENANCIES WITH PERMIT APPROVAL FOR FAST FOOD

NEW BUILDING PROVIDING MASSIVE TAX DEPRECIATION BENEFITS

NET ANNUAL INCOME **OF \$266,601*** WITH ATTRACTIVE ANNUAL INCREASES OF 3%

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

JOSEPH DU RIEU
+61 408 892 976
joseph.durieu@cbre.com.au

KEVIN TONG
+61 422 848 818
kevin.tong@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.
**MacroPlan Dimasi

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