

186

BAY STREET

BRIGHTON



PROMINENT BRAND NEW MEDICAL CENTRE
WITH PERMIT FOR 6 PRACTITIONERS

FOR SALE VIA EXPRESSION OF INTEREST CLOSING
WEDNESDAY 26TH JULY 2017 AT 3.00PM

CBRE VICTORIAN HEALTH,
AGED & CHILD CARE

MORE THAN 1,642* DWELLINGS CURRENTLY APPROVED/UNDER CONSTRUCTION WITHIN A 2KM* RADIUS TO BAY STREET, FUELING DEMAND FOR SERVICES



ONLY 350M* TO NORTH BRIGHTON STATION



IN THE HEART OF BUSY BAY STREET

186 BAY STREET BRIGHTON

-  The whole ground level component of the hugely successful 13 luxury residence 'La Perla' development
-  Outstanding opportunity to acquire this ground floor medical/office/showroom space with prime Bay Street exposure
-  To be sold vacant possession
-  Substantial building area of 345sqm* featuring 10 basement car spaces on-site
-  Offering significant depreciation benefits and a capital intensive tenant fit-out
-  Positioned ideally on the east end of one of Bayside's busiest retail strips



HIGHLY FLEXIBLE 345SQM* SPACE



NUMEROUS PRESTIGIOUS SCHOOLS NEARBY



SURROUNDED BY NATIONAL RETAILERS

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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.