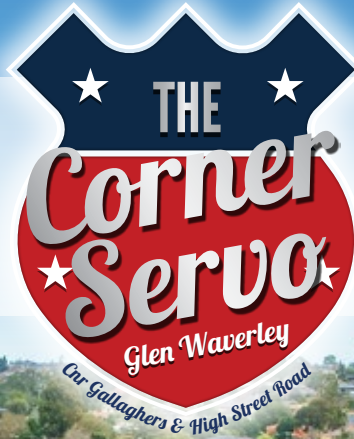
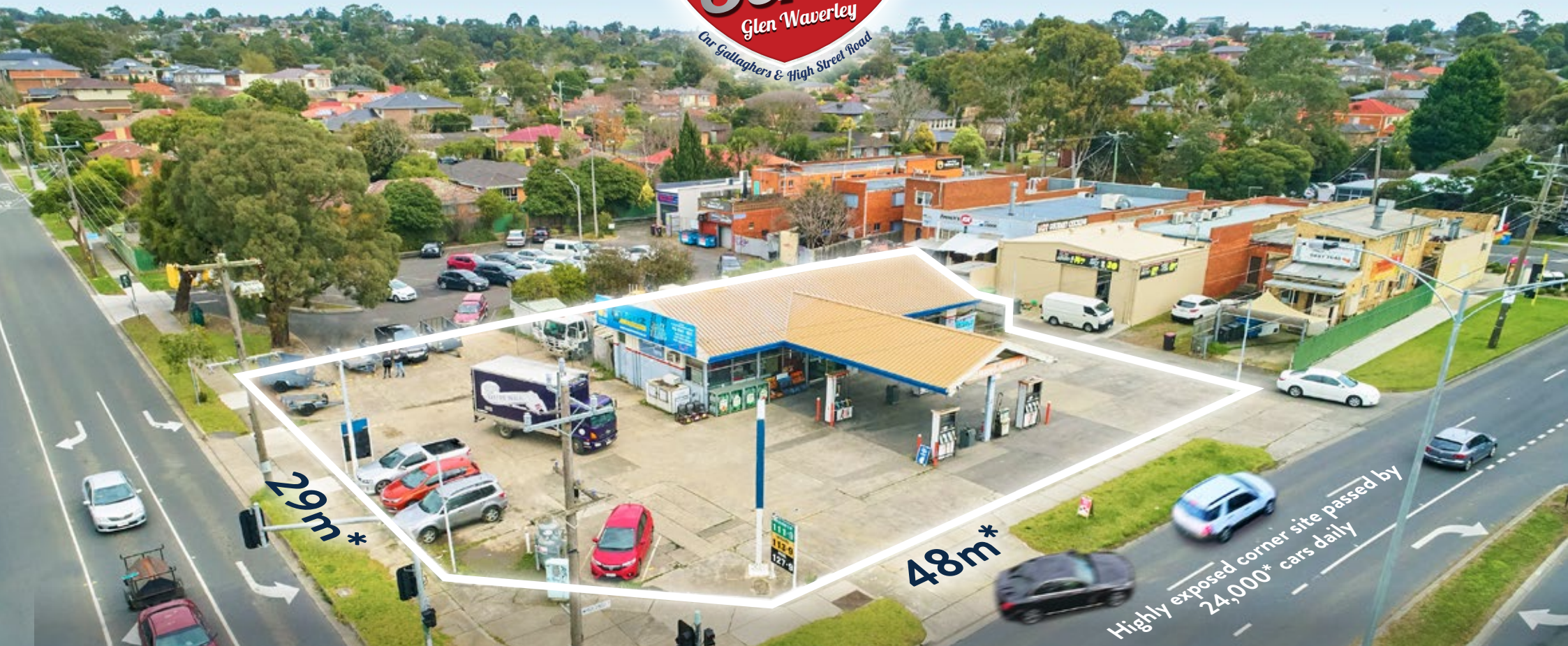


★ ★ ★
**OWN A PIECE OF
GLEN WAVERLEY**



★ ★ ★
**PROMINENT FREESTANDING
CORNER SERVICE STATION**



29m*

48m*

Highly exposed corner site passed by
24,000* cars daily

★ *Highly Secure Investment on 1,620sqm* land with massive future value add* ★

PRIVATE SALE

CBRE VICTORIAN
RETAIL INVESTMENTS



Highly Exposed corner service station on one of the finest and most trafficked corners in Glen Waverley



5 year net lease with fixed annual 4% increases



Expansive corner site of 1,620sqm* with frontages to Gallaghers Road (29m*) and High Street Road (48m*)



Forming part of the retail shopping precinct, adjacent to **car park for 43*** at grade cars



Significant **Upside Development Potential** in general residential zone



Median House Price of \$1,290,000* growing at 12.5% per annum*



Located within one of Melbourne's premiere inner eastern suburbs only 1.3km* from 'The Glen' Shopping Centre



Net income of \$143,375 per annum*

PRIVATE SALE



Close proximity to multiple premium education facilities



Highly exposed strategic corner location



Close proximity to the thriving The Glen Shopping Centre

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

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

*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.