

FOR SALE

SIX
Overton
ROAD
FRANKSTON

MORNINGTON PENINSULA
MEDICAL INVESTMENT



6 MONTH BANK GUARANTEE
AND DIRECTOR'S GUARANTEE



MULTI-FRONTAGE LAND
HOLDING OF 628SQM*



STRONG TRADING AND WELL
ESTABLISHED DENTAL OPERATOR



FIXED
4%
ANNUAL
INCREASES

NEW 10+5+5 YEAR LEASE



SWEEPING EXPOSURE TO OVERTON ROAD WITH HUGE CATCHMENT AREA



LOCATED IMMEDIATELY IN THE FRANKSTON HEALTH PRECINCT



FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 12TH OCTOBER 2017 AT 12.30PM

CBRE VICTORIAN HEALTH,
AGED & CHILD CARE



SIX Overton — ROAD —



Freestanding medical investment leased to Signature Smile Studio



Returning \$75,000 pa* + outgoings + GST complemented by 4% fixed annual rental increases providing exciting income growth prospects



2 tiers of lease security — security deposit of \$37,500 and director's guarantee



Close to a plethora of amenity including the Bayside Shopping Centre (1.5km*), Frankston Train Station (1.7km*) and Frankston Beach (250m*)



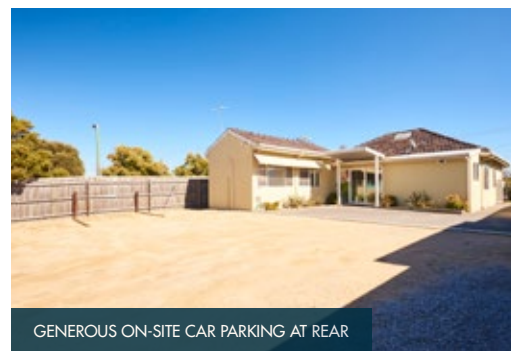
Irreplaceable multi-frontage land holding of 628sqm* favourably zoned Commercial 1



Linkages to major road networks connecting Melbourne CBD and the famed Mornington Peninsula



WITHIN WALKING DISTANCE TO FRANKSTON CBD



GENEROUS ON-SITE CAR PARKING AT REAR



IRREPLACABLE BEACH SIDE LOCATION

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.

CBRE VICTORIAN HEALTH, AGED & CHILD CARE — VICTORIA'S MARKET LEADER IN THE SALE OF HEALTHCARE, AGED CARE AND CHILD CARE INVESTMENT PROPERTIES