

HIGHLY SECURE METROPOLITAN MELBOURNE



plus

LIQUOR

IGA Hoppers Crossing

CNR HOGANS ROAD & DELORAINE DRIVE, HOPPERS CROSSING



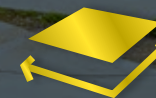
“YOUR OPPORTUNITY TO BREAK INTO THE TIGHTLY HELD METROPOLITAN MELBOURNE RETAIL INVESTMENT MARKET WITH A HIGHLY SECURE IGA SUPERMARKET INVESTMENT”



\$240,000
NET INCOME



15 YEAR
NET LEASE



750 SQM
BUILDING AREA

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING THURSDAY 23RD JUNE AT 5:00PM

CBRE VICTORIAN
RETAIL INVESTMENTS



IGA Hoppers Crossing

CNR HOGANS ROAD & DELORAINE DRIVE,
HOPPERS CROSSING, VIC



High performing IGA plus Liquor supermarket with a GLA of 750*sqm



Located in Melbourne's fastest growing municipality with the Wyndham Council population expected to grow by over 83% by 2036 **



Strategically positioned at the bustling corner of Deloraine Drive and Hogans Road



Secure 15 year lease to IGA expiring in 2025 with options to 2040



Net annual income of \$240,000 pa underpinned by an established IGA Supermarket Plus Liquor

*Approximately **Source: Wyndham City Council

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IGA PLUS LIQUOR



60* AT GRADE CAR PARKS



HIGH PERFORMING IGA SUPERMARKET PLUS LIQUOR

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

JOSEPH DU RIEU

0408 892 976

joseph.durieu@cbre.com.au

JUSTIN DOWERS

0438 098 805

justin.dowers@cbre.com.au

MARK WIZEL

0409 809 868

mark.wizel@cbre.com.au

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.