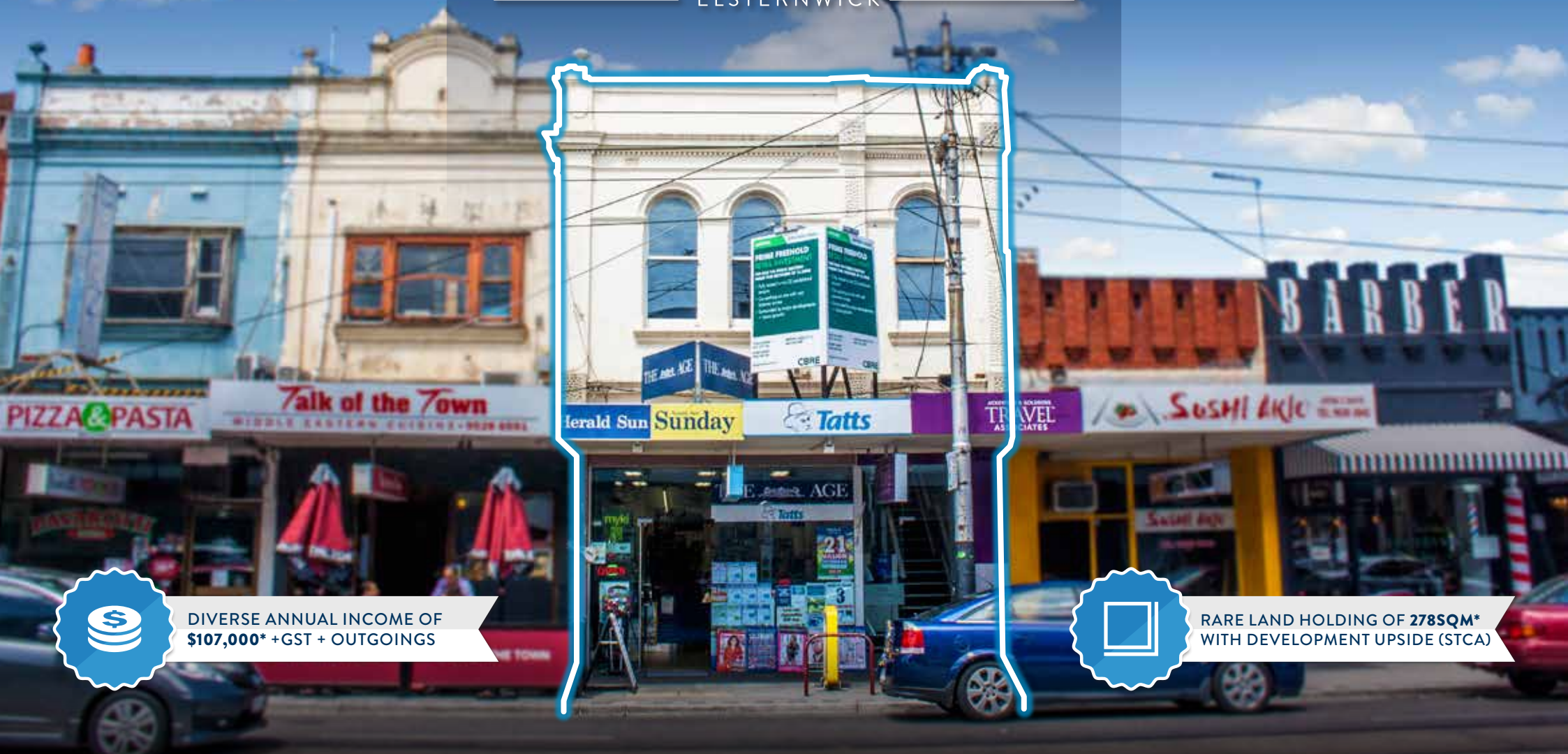


FOR SALE

Tatts + TRAVEL ASSOCIATES (BACKED BY FLIGHT CENTRE Unbeatable)

GLEN HUNTLY ROAD

ELSTERNWICK



DIVERSE ANNUAL INCOME OF **\$107,000*** +GST + OUTGOINGS



RARE LAND HOLDING OF **278SQM*** WITH DEVELOPMENT UPSIDE (STCA)

AUCTION FRIDAY 2ND DECEMBER 2016 AT 12.30PM, ON-SITE

CBRE MELBOURNE STRIP RETAIL INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 2ND DECEMBER 2016 AT 12.30PM

Tatts + TRAVEL ASSOCIATES (BACKED BY FLIGHT CENTRE INVESTMENTS)
GLEN HUNTLY ROAD
 ELSTERNWICK

A rare Glen Huntly Road landholding of 278sqm*, complimented by dual rear laneway access via Orrong and Downshire Roads

Super prime location directly opposite one of the strongest performing Coles supermarkets in Victoria

Surrounded by a number of major residential developments, set to provide higher density, increased foot traffic and further demand for retailers

Fully leased to two (2) longstanding tenants, with a diverse annual income of \$107,000* + GST + Outgoings

Demolition clauses in place together with underutilised land, providing scope for development (STCA)

Capacity for four (4) car parks on title

ELSTERNWICK MEDIAN HOUSE PRICE \$1,572,500**

Tatts + TRAVEL ASSOCIATES (BACKED BY FLIGHT CENTRE INVESTMENTS)
GLEN HUNTLY ROAD
 ELSTERNWICK



DIRECTLY OPPOSITE COLES SUPERMARKET



DUAL FRONTAGES ON GLEN HUNTLY ROAD



SECURE INCOME FROM 2 TENANTS



PRIME RETAIL FLOORSPACE

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.
 **Source: realestate.com.au