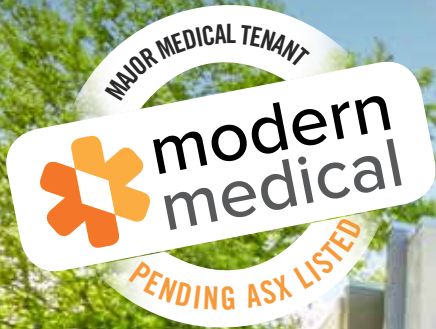


10+ 5 + 5 + 5 YEAR LEASE



196 HALL STREET SPOTSWOOD



NEW CITY FRINGE MEDICAL INVESTMENT

LOCATED IN ONE OF VICTORIA'S FASTEST GROWING SUBURBS

FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 15th DECEMBER AT 2.30PM



CBRE VICTORIAN HEALTH,
AGED & CHILD CARE

FOR SALE VIA PUBLIC ON-SITE AUCTION ON THURSDAY 15TH DECEMBER AT 2.30PM

MELBOURNE
CBD 6KM*

WEST GATE
FREEWAY

POTENTIAL
RESIDENTIAL

SCIENCEWORKS
MUSEUM 700M*

POPULATION
75%
GROWTH
BY-2036

SPOTSWOOD
TRAIN STATION

HALL STREET

HUDSONS ROAD



HUDSON ROAD CAFE PRECINCT 50M*




196 HALL STREET
SPOTSWOOD

New 10 year lease returning \$559,290 pa + GST + outgoings with favourable 3% annual increases + bank guarantee

Modern Medical is a major medical operator who has 6 clinics throughout Victoria and has been in operation for over 13 years

Stunning new 1,365sqm* facility, providing 22 car parks on-site, offering attractive depreciation benefits

Located only 6km* and 6 train stops to the CBD in one of Victoria's fastest growing suburbs – 31% growth in median house price in 2015

Irreplaceable multi-frontage land holding of 1,270sqm*, with dominant exposure to the corner of Hall Street & Hudsons Road

Highly desirable location, Spotswood train station across the road, Williamstown Beach & Yarraville Village only a short 5 minute* drive and outstanding access to the West Gate Freeway direct link to the Melbourne CBD (6km*)

Large catchment area – Flanked by established residential suburbs of Yarraville (population 14,000+), Newport (population 13,000+) & Williamstown (13,000+)



SPOTSWOOD TRAIN STATION 30M*



TENANTS INCLUDE ESTABLISHED PHARMACY, PATHOLOGY, GP SERVICES AND MORE



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

JOSH TWELFTREE

+61 452 524 985

josh.twelftree@cbre.com.au

JUSTIN DOWERS

+61 438 098 805

justin.dowers@cbre.com.au

SCOTT ORCHARD

+61 425 760 712

scott.orchard@cbre.com.au

www.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.

^STCA