

PROMINENT TWO (2) LEVEL FREESTANDING RETAIL/OFFICE WITH OUTSTANDING MAROONDAH HIGHWAY EXPOSURE

121

# MAROONDAH HIGHWAY RINGWOOD

WARRANWOOD MEDIAN HOUSE PRICE \$840,000\*

RINGWOOD EAST MEDIAN HOUSE PRICE \$774,000\*



EASTLAND (1 MIN WALK\*)

RINGWOOD TRAIN STATION & BUS DEPOT (2 MIN WALK\*)

RINGWOOD POLICE STATION

Westpac

COSTCO WHOLESALE

CHEMIST WAREHOUSE DISCOUNT CHEMIST

LEASED TO POPULAR NIGHTCLUB - ZUBAR

coles 350M\*

BUNNINGS WAREHOUSE 350M\*

RINGWOOD VILLAGE 350M\*

QUEST APARTMENT DEVELOPMENT

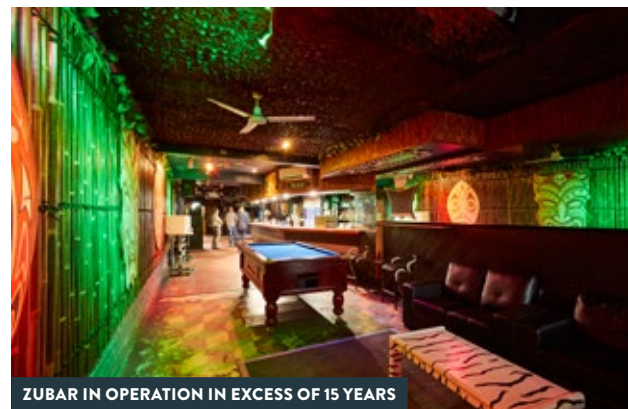
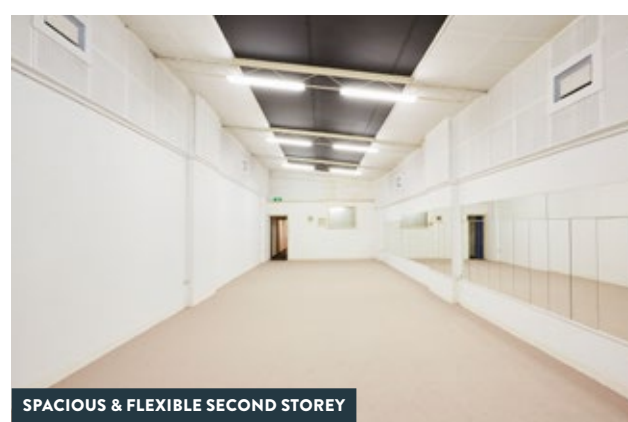
EASTLINK 800M\*



**AUCTION** FRIDAY 24TH MARCH 2017 AT 12.30PM, ON-SITE

**CBRE** MELBOURNE STRIP RETAIL INVESTMENTS

# 121 MAROONDAH HIGHWAY RINGWOOD



Two (2) level freestanding building backing onto substantial council car park (offering rear lane access)



Ground floor – three (3) year lease to popular nightclub Zubar



First floor – Vacant with separate entrance



Current annual income of \$70,800\* with potential fully leased income estimated at \$95,000p.a +



Suitable for owner occupiers or investors with future potential to develop (STCA)



Outstanding location metres to Eastland Shopping Centre surrounded by an abundance of cafes, parks and recreation facilities.



Ultimate convenience with immediate access to the Eastern Freeway (providing direct CBD and East Link access) and surrounding public transport amenity, with a bus and train station interchange within walking distance.

**FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 24TH MARCH 2017 AT 12:30PM**



**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.