

FOR SALE

# BUNNINGS WAREHOUSE BERRI

CNR HOSKIN ROAD AND OLD STURT HIGHWAY, BERRI, SOUTH AUSTRALIA



  
**BRAND NEW**  
PURPOSE BUILT  
**BUNNINGS**  
WAREHOUSE  


**FOR SALE** VIA PUBLIC EXPRESSIONS OF INTEREST  
CLOSING THURSDAY 28TH APRIL 2017 AT 5:00PM

**CBRE** SOUTH AUSTRALIAN  
RETAIL INVESTMENTS

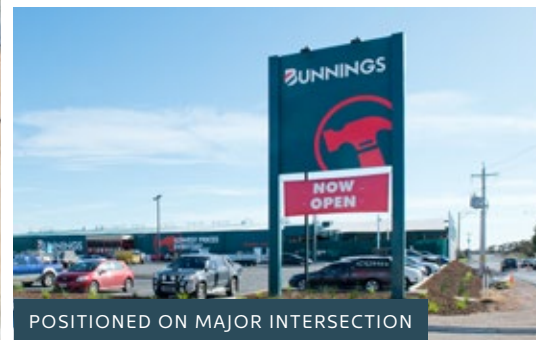




6,557SQM\* BUNNINGS WAREHOUSE



MODERN IMPROVEMENTS OFFERING DEPRECIATION BENEFITS



POSITIONED ON MAJOR INTERSECTION

# BUNNINGS WAREHOUSE BERRI

CNR HOSKIN ROAD AND OLD STURT HIGHWAY, BERRI, SOUTH AUSTRALIA



**Brand new 8 year NET LEASE to Bunnings Ltd, Australia's most desirable retail tenant**



**Servicing a catchment of over 40,000 people\* in the Riverland**



**Brand new construction offering excellent depreciation benefits**



**Building area of 6,557sqm\* on an expansive site area of 15,043sqm\* (1.5Ha\*)**



**The first stage of the Riverland Complex Bulky Goods precinct**



**Net income of \$543,000\* per annum with fixed annual increases of 2.5%**

*“Bunnings is continuing to grow rapidly with over 11% in revenue growth over the past 2 years”*



135\* AT GRADE CAR PARKS ON SITE

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**CBRE SOUTH AUSTRALIAN RETAIL INVESTMENTS – SOUTH AUSTRALIA'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES**

\*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 principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.