

A HIGH YIELDING FREESTANDING INVESTMENT IN A BOOMING AGRICULTURAL REGION

ELDERS *Yarrawonga*

1-9 SOUTH ROAD, YARRAWONGA VICTORIA



FREESTANDING
INVESTMENT

BACKED BY ASX LISTED TENANT

The Elders logo, featuring the word 'Elders' in a white, cursive font on a red rectangular background.

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING THURSDAY 1ST JUNE 2017 AT 5.00PM

CBRE VICTORIAN
RETAIL INVESTMENTS



*APPROX



BRIGHT AND MODERN 313SQM* SHOWROOM



LOCATED IN A POWERHOUSE VICTORIAN AGRICULTURAL TOWNSHIP



BOOMING TOURIST DESTINATION

TOTAL BUILDING AREA OF

829 313SQM* SHOWROOM
313 516SQM* WAREHOUSE

SITUATED IN THE PROMINENT

VICTORIAN

TOURIST TOWN OF YARROWONGA VIC
ON A STRATEGIC CORNER SITE
OF **8,092SQM***

BRAND NEW **5 YEAR**

NET LEASE TO ASX LISTED
ELDERS LTD + OPTIONS

NET ANNUAL INCOME OF

\$145,000* P/A



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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.

**MacroPlan Dimasi

CBRE VICTORIAN RETAIL INVESTMENTS — VICTORIA'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES