



BALLARAT

50 HERTFORD STREET, BALLARAT VIC



INCOME GROWTH



FUTURE VALUE ADD



MASSIVE DEPRECIATION

BRAND NEW

15 YEAR

NET LEASE

TO **7-ELEVEN** STORES PTY LTD

PRIVATE SALE

CBRE VICTORIAN
RETAIL INVESTMENTS

A TRULY STRESS-FREE RETAIL INVESTMENT WITH GUARANTEED INCOME GROWTH



BALLARAT

50 HERTFORD STREET
BALLARAT VIC

BRAND NEW 7-ELEVEN SERVICE STATION WITH 15 YEAR NET LEASE TO 7-ELEVEN STORES PTY LTD

HIGH EXPOSURE CORNER SITE OF **4,216SQM*** WITH OVER 12,000 CARS PASSING DAILY*

POSITIONED TO BENEFIT FROM **EXCELLENT FUTURE POPULATION GROWTH** IN BALLARAT, DELACOMBE & SEBASTOPOL

FUTURE UPSIDE VIA ADDITIONAL TENANCIES WITH PERMIT APPROVAL FOR FAST FOOD

NEW BUILDING PROVIDING MASSIVE TAX DEPRECIATION BENEFITS

NET ANNUAL INCOME **OF \$266,601*** WITH ATTRACTIVE ANNUAL INCREASES OF 3%

PRIVATE SALE



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