



**CBRE**  
PREMIUM PROPERTY  
PORTFOLIO AUCTIONS



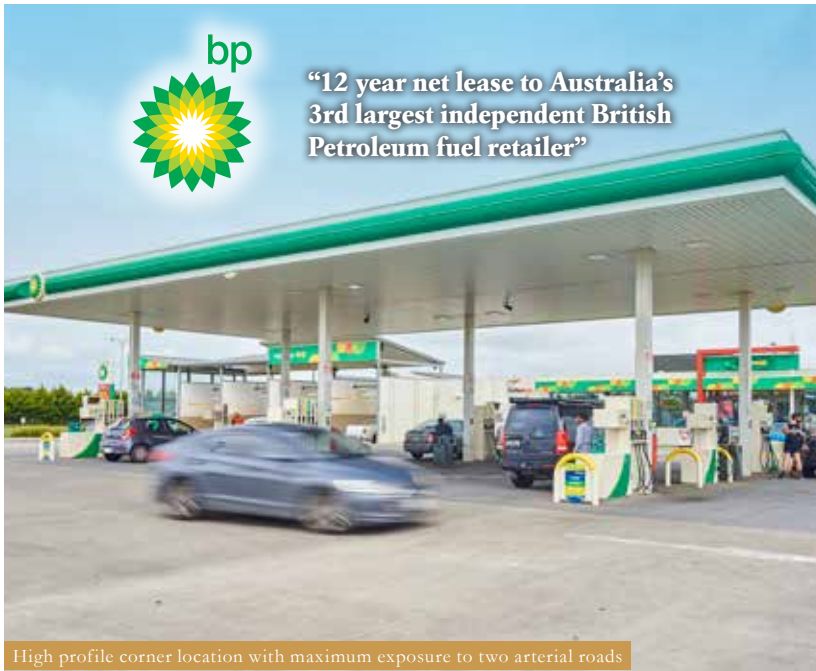
**British Petroleum (BP)  
Service Station & Car  
Wash Cranbourne  
Victoria**

391-399 NARRE WARREN-  
CRANBOURNE ROAD  
(CNR THOMPSONS ROAD),  
CRANBOURNE, VICTORIA

TO BE SOLD BY AUCTION ON  
**WEDNESDAY 6TH DECEMBER**  
**FROM 11AM AT THE CBRE**  
**MELBOURNE OFFICE**  
LEVEL 34, 8 EXHIBITION STREET,  
MELBOURNE



**CBRE**



**bp**  
 “12 year net lease to Australia’s  
 3rd largest independent British  
 Petroleum fuel retailer”

High profile corner location with maximum exposure to two arterial roads



Modern freestanding BP service station in one of Melbourne’s booming residential growth corridors

**“Cranbourne is one of the fastest growing suburbs in metropolitan Melbourne – BP Cranbourne gives investors the opportunity to take advantage of that”**



Strategically located 3,760sqm\* site



12 year net lease to Jasbe Petroleum Pty Ltd



Thriving BP Petrol Station



**Brand new twelve (12) year Net Lease to BP operator**



**Highly exposed corner site of 3,760sqm\* with over 45,000 cars\* passing daily**



**Positioned in a booming south eastern metropolitan Melbourne residential growth location**



**Benefits from highly strategic location adjacent McDonald’s and the Springhill Shopping Centre**



**Modern building providing massive tax saving depreciation benefits**



**Net annual income of \$644,385\* with attractive annual increases of 3%**

**For further information contact the exclusive selling agents:**

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**CBRE**  
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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.