



**“A rare opportunity to invest in a diversified income producing property underpinned by Australia’s biggest chemist retailer”**



**Freestanding Chemist Warehouse & medical centre in the western growth corridor of Caroline Springs**



**New five (5) year net lease to Chemist Warehouse & three (3) year lease to established medical centre plus options**



**Modern freestanding building of 638sqm GLA\* with ample at grade on site car parking**



**High exposure land holding of 2,269sqm\* adjacent national retailers Hungry Jacks & British Petroleum (BP)**



**Net income of \$140,750 per annum\***

**For further information contact the exclusive selling 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.