

PRIVATE SALE

*The Medical Investment You Have Been Waiting For*

194-196

# KARINGAL DRIVE

FRANKSTON (CORNER OF LIARDET CRESCENT)



 1,589 SQM\* OF COMMERCIAL  
1 ZONED LAND

 BRAND NEW  
5 YEAR LEASE

 12 MONTH BANK  
GUARANTEE

 ESTABLISHED  
TENANT OF 40 YEARS

VICTORIAN  
HEALTH, AGED  
AND CHILD CARE

**PRIVATE SALE**

**CBRE**

TOTAL CARE MEDICAL GROUP: ESTABLISHED HEALTHCARE PROVIDER, SERVICING THE COMMUNITY FOR OVER 40 YEARS



194 - 196  
**KARINGAL DRIVE**  
 FRANKSTON (CORNER OF LIARDET CRESCENT)

-  Total Care Medical Group: established healthcare provider, servicing the community for over 40 years
-  Passing rental income of \$360,000pa\* with a 12 month bank guarantee
-  Immaculate 614sqm\* purpose-built medical facility with established medical tenants including; Dentist, General Practitioners, and an extensive suite of Allied Health Specialists
-  Substantial Commercial 1 zoned landholding of 1,589sqm\* occupying a prominent corner location with two street frontages
-  Superbly located directly opposite Karingal Hub, housing Woolworths, Big W, Village Cinemas and other major retailers
-  In close proximity to Monash University, Frankston Hospital and Peninsula Private Hospital

**PRIVATE SALE**



FRANKSTON HOSPITAL & PENINSULA PRIVATE HOSPITAL WITHIN 3KM\*



DIRECTLY OPPOSITE KARINGAL HUB SHOPPING CENTRE



HIGHLY SPECIALISED MEDICAL FITOUT



16 CAR PARKS\* ON TITLE

**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.

**CBRE VICTORIAN HEALTH, AGED & CHILD CARE — VICTORIA'S MARKET LEADER IN THE SALE OF HEALTHCARE, AGED CARE AND CHILD CARE INVESTMENT PROPERTIES**