

AAA+ FREEHOLD 3 LEVEL MEDICAL INVESTMENT



73 KOOYONG ROAD
CAULFIELD



MELBOURNE CBD 7.5KM*

FULLY LEASED TO PRECISION BRAIN SPINE AND PAIN CENTRE

HIGHLY DESIRABLE COMMERCIAL 1 ZONE

DORGAN STREET

RAPHAEL STREET

INKERMAN ROAD

KOOYONG ROAD



BRAND NEW
10 YEAR LEASE
— WITH —
12 MONTH BANK
GUARANTEE

VICTORIAN
HEALTH, AGED
AND CHILD CARE

FOR SALE VIA PUBLIC ON-SITE AUCTION
WEDNESDAY 2ND MAY 2018 AT 12.30PM

CBRE



SPACIOUS LIGHT FILLED RECEPTION AREA



IMMACULATE AND WELL APPOINTED CONSULTING ROOMS



Brand new 10 year lease to Precision Brain Spine and Pain Centre



Strong passing income of \$411,700pa* with a 12 month Bank Guarantee



Premium 664sqm* three (3) level medical building with ambulance bay plus on-site car parking



Positioned on an **irreplaceable 503sqm* Commercial 1 Zoned land holding**



Potential for **future development (STCA)** with **city views from upper levels**



Abutting the **well-known Memorial Park** in the heart of Caulfield



Surrounded by Melbourne's elite secondary schools, public transport, and popular retail shopping (High Street Armadale, Malvern Central, Chadstone Shopping Centre)

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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.

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