



WARRAGUL
CONVENIENCE CENTRE

6-10 QUEEN STREET, WARRAGUL VIC

BRAND NEW CONVENIENCE CENTRE WITH
90% INCOME DERIVED FROM
NATIONAL
RETAILERS



8.33* YEAR WALE PROVIDING EXCELLENT SECURITY OF INCOME

FREESTANDING
RETAIL INVESTMENTS

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING THURSDAY 2ND AUGUST AT 5.00PM

CBRE



WARRAGUL
CONVENIENCE CENTRE
6-10 QUEEN STREET, WARRAGUL VIC

BRAND NEW Convenience Centre located in the heart of Warragul with exposure to **20,000 passing cars daily***

Strategic land holding of **2,944sqm*** with **over 78m*** of main road frontage

Over 90% of the income secured by national retailers



Significant tax saving depreciation benefits on offer through brand new improvements

Positioned to benefit from the massive growth in Warragul and the south eastern growth corridor of Melbourne – **over 1,250*** new housing lots under way in Warragul

Highly attractive **fixed annual rental increases of 3% pa*** and CPI

Net annual income of **\$484,000***



Over 90% of the property leased to national tenants



Net annual income of \$484,000*

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING THURSDAY 2ND AUGUST AT 5.00PM

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. ** Source: Murray Tourism Associations

CBRE FREESTANDING RETAIL INVESTMENTS — VICTORIA'S MARKET LEADER IN THE SALE OF FREESTANDING RETAIL INVESTMENT PROPERTIES

FREESTANDING
RETAIL INVESTMENTS

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