

**TWO** UNIQUE MEDICAL INVESTMENTS AT THE GATEWAY OF WHITEHORSE'S **GOLDEN MILE**

TO BE SOLD INDIVIDUALLY

SUITES 2 & 8

195 - 197

**WHITEHORSE ROAD**

**BLACKBURN**



High exposure location upon one of Victoria's busiest arterials with 15,000\* passing vehicles daily



Well connected to public transport with a number of surrounding educational and lifestyle amenities



Bordering Blackburn Primary School generating substantial passing foot traffic

VICTORIAN  
HEALTH, AGED  
AND CHILD CARE

**FOR SALE VIA EXPRESSIONS OF INTEREST  
CLOSING THURSDAY 25TH OCTOBER 2018 AT 2.30PM**

**CBRE**

# SUITE 2



**TENANT**  
BLACKBURN  
SPECIALIST CENTRE



**LEASE TERM**  
BRAND NEW 7  
YEAR LEASE



**RETURNING**  
\$99,900 PER ANNUM\*



**BUILDING AREA**  
263SQM\*



# SUITE 8



**TENANT**  
BLACKBURN  
CENTRAL PHARMACY



**LEASE TERM**  
5 YEARS + ANNUAL  
INCREASES



**RETURNING**  
\$202,872 PER ANNUM\*



**BUILDING AREA**  
263SQM\*



## 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: Real Estate Institute of Victoria

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