

LONGSTANDING TENANT + 201SQM\* OF LAND + REAR ACCESS & ON-SITE PARKING

# CENTRE NO. ROAD 506 BENTLEIGH

Rear access to  
80+ Council  
Car Parks







**THE LOCATION**

**Tightly Held & Low Vacancy Precinct**

**Customer Convenience**  
P 400+ 350m\*



**CENTRE ROAD 506 BENTLEIGH**

BENTLEIGH STATION 350M\* | MELBOURNE CBD 15KM\*



**THE PROPERTY**

Off Street Parking

201sqm\* Underutilised Landholding

Frontage to Council Car Park

**THE TENANT**

25+ years ★★★★★

Longstanding & Highly Rated

3 Year Net Lease (from 2017)

\$38,798\* + GST + Outgoings PA

**AUCTION FRIDAY 30TH NOVEMBER 2018 AT 12.30PM**

**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.