



7-Eleven Convenience Store
163-173 Boundary Road, North Melbourne, VIC
(Corner Racecourse Road)



Freestanding retail investment leased to, and guaranteed by 7-Eleven (\$4.9bn group revenue - 14.6% YoY growth 2017-18*)



Positioned on major retail corner with huge exposure via Racecourse & Boundary Roads



Recently rezoned 1,153 sqm* commercial 1 zoned land holding, passed by over 50,000 vehicles daily** on Boundary & Racecourse Roads



Rare fifteen (15) year net lease to 2027, with options through to 2042



Net income of \$183,049 per annum* with strong fixed 4% annual rental increases



Potential for additional income via signage billboard (STCA)



Tenant is responsible for paying all outgoings excluding land tax

*approx.

**Source: Vic Roads

^Source: IBISWorld

For further information contact the exclusive selling agents:

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Melbourne city fringe freestanding retail investment leased to



Net income of \$183,049 p.a.* plus 4% annual increases



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FREESTANDING RETAIL INVESTMENTS