

BRAND NEW 7-ELEVEN SERVICE STATION & OPORTO RESTAURANT



7-Eleven Service Station & Oporto Chicken Restaurant
1016 Cranbourne-Frankston Road, Cranbourne VIC



Brand new 7-Eleven Service Station & Oporto plus 1 specialty shop in the heart of the major growth corridor of Melbourne's south east, Cranbourne



Secure 15 year net lease to 7-Eleven Stores Pty Ltd & 10 year net lease to Oporto Leasing Pty Ltd and one additional complementary retail shop



High exposure corner site of 4,237sqm* adjacent McDonald's, The Amstel Club & a new childcare centre



Significant tax saving depreciation benefits with brand new build in June 2018



Positioned to benefit from the massive growth in Cranbourne and the Canopy at Amstel Masterplan Community being developed by Brown Property Group to include 600+ new homes



Net income of \$503,060 per annum*, with fixed annual increases of 3.5% to 7-Eleven Pty Ltd

*approx

For further information contact the exclusive selling agents:

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CBRE

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FREESTANDING
RETAIL INVESTMENTS



Secure 15 year net lease to 7-Eleven Stores Pty Ltd & 10 year net lease to Oporto Leasing Pty Ltd



Located adjacent the Canopy at Amstel Masterplan Community set to offer 600+ new homes



Outline Indicative



Net annual income of \$503,060*



Positioned on highly trafficked main road with exposure to over 26,000 cars daily*