

IMMEDIATE PRIVATE SALE

Stand Out Modern Petrol Station Complex

Expect to Buy on circa 6% yield



NEWTONS

Level 3, 177 Toorak Road,
South Yarra 3141

9826 0441

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Outstanding Position in Major Growth Area

10+5+5+5 yr Lease Commenced 29 November 2011

Note: The information contained in this brochure has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and its agents will not be held responsible for any error or mis-description which may appear herein. Prospective purchasers are thus advised to make whatever investigation they deem necessary. All dollar amounts exclude GST unless otherwise stated.

PROPERTY INFORMATION

1-5 Monahans Road, Cnr Frankston – Cranbourne & Monahans Road, Cranbourne VIC



Canopy & 4-Island Bowser Layout



Convenience Store Interior



View from Frankston – Cranbourne Rd

- Lease, 10+5+5+5 years commenced 29 November 2011.
 - Current Rent approx. \$369,752 pa. net.
 - Annual 3% rent increases and market review at each Option. Rent to increase to approx. \$380,890 pa net on 29/11/2016.
 - Tenant pays all usual outgoings, except Single Holding Land Tax
 - National BP Dealer – Jasbe Petroleum with 40 plus sites.
 - Strategic site on major metropolitan arterial between the South Gippsland & Western Port Highways.
 - High exposure 3,523 sqm* corner site with ready access.
 - Includes a very large convenience store building, storefront parking, a 4-island canopy, fibreglass tanks, plus a rollover car wash.
 - Generous depreciation benefits.
 - Outstanding value for money
- *approx.

Selling Agent:

Ronald A Newton & Associates Pty Ltd

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Conjunctional Agent – Burgess Rawson Pty Ltd