



NEWTONS

Level 3, 177 Toorak Road,
South Yarra 3141

9826 0441

Ron Newton

Mobile | 0418 322 138

Email | ron@newtons.com.au

Website | www.newtons.com.au

FOR PRIVATE SALE NOW

**Busy Modern Style Petrol Station
Strategic Site - Main Metro Arterial**

Expect to Buy on circa 7.25% yield



3,214 sqm Site in Two Titles with Industrial 1 Zone

**Busy Main Arterial Road Corner Position between the Frankston
and Peninsula Link Freeway Interchanges**

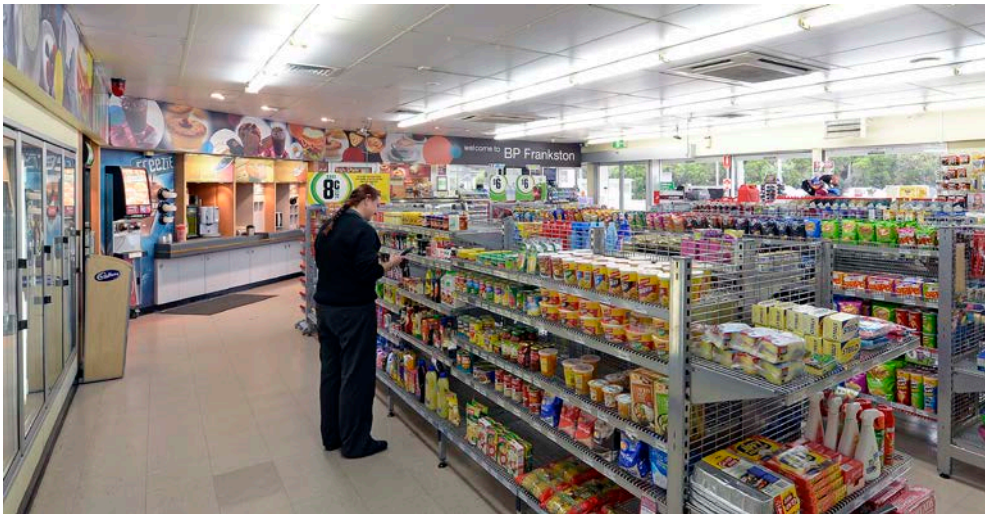
12+6+6 yr Lease Commenced 9 November 2011

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



Canopy & 4-Island Bowser Layout



Convenience Store Interior

- Lease, 12+6+6 years commenced 9 November 2011.
- Current Rent approx. \$393,928.32 pa.
- Annual 3% rent increases and market review at each Option. Rent to increase to approx. \$405,745.92 pa on 1/11/2016.
- Tenant pays all outgoings, except Land Tax (approx. \$3,055 on a single holding basis).
- National BP Dealer – Jasbe Petroleum with 40 plus sites.
- Strategic site on major metropolitan arterial between the Frankston and Peninsula Link Freeway Interchanges.
- 3,214 sqm* corner site with a combined 133 metres* of frontage.
- Includes a 240sqm convenience store building, a 4-island startergate canopy, fibreglass tanks, plus two car wash bays.
- Generous depreciation benefits.

*approx.

Terms: Deposit 10%. Balance 60/90 days.

Exclusive Selling Agent:

Ronald A Newton & Associates Pty Ltd

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