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**AUCTION** – Wednesday 29 June 2016

at 11am in the River Room, Crown Casino, Melbourne

Outstanding Investment Property  
**Brand New Shell/Coles Express**

69 Keilor Park Drive, Keilor Park Vic

Note: Boundaries are indicative only.



**Shell Coles Express Keilor Park: Opening Late June 2016**

**Brand New Lease to Viva Energy – Trading as Shell Coles Express  
for 15+5+5+5+5 years at \$385,000 pa plus GST and outgoings**

**Strategic 2,935sqm site with Busy Major  
Road frontage adjoining McDonald's**



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

## Brand New Metropolitan Trophy Investment New 15 Year Lease to Viva Energy Australia



## 69 Keilor Park Drive, Keilor Park Vic



- Brand new site with a brand new 15 year lease to Viva Energy – trading as Shell Coles Express, plus options through to 2051.
- Viva Energy: Exclusive Australian Shell licensee with a network of 850+ outlets. Substantially owned by Vitol – multinational energy commodities Giant – turnover of \$168 billion (2015).
- Usual outgoings payable by the tenant, including land tax on a single tax holding basis, but not building insurance.
- Strategic 2,935sqm site with 89 metres frontage and exposure.
- Absolute position perfect – adjoins freestanding McDonald's restaurant and is only a few minutes from Melbourne Airport.
- 30,000 vehicles passing daily with easy access from both directions.
- Improvements include a Coles Express convenience store, separate 8-lane car and 4-lane truck canopies, very large capacity fibreglass tanks (five compartments), underground gas and extensive site works.
- Site under construction - planned to open for trading late June 2016.
- Possibly the very best petrol station investment offered for sale this year.

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