



602 Ferntree Gully Road, Wheelers Hill VIC 3150

## Convenient investment with a brand new 15 year lease

The property comprises a 7-Eleven service station, convenience store and associated convenience car parking at the corner of Springvale Road and Ferntree Gully Road, Wheelers Hill, adjoining the sub regional shopping centre Brandon Park Centro.

- \* Annual rental \$190,000 pa
- \* Term: 15 years
- \* Options: 3 x 5 years
- \* Rent review: 4% annual increases
- \* Outgoings: Tenant pays all outgoings (except land tax)

Retail  
FOR SALE

314sqm