



475-479 Warrigal Road, Ashwood VIC 3147

## Secure, brand new 15 year lease!

- Brand new 15 year lease to 7-Eleven Stores Pty Ltd
  - Rental: \$163,094 p.a.\*
  - Land area: 1,705 sqm\*
  - Zoned Business 1 (B1)
  - 4% annual increases
  - 3 x 5 year options
  - Strong corner location
  - Tenant pays all outgoings (except land tax)
  - 7-Eleven responsible for all tanks, pumps and linework
  - 7 Eleven responsible for remediation
- \*Approximately

Retail  
FOR SALE