



154-172 Springvale Road, Springvale VIC 3171

## Caltex Springvale - 10 Year Lease

- 10 + 5 + 5 year lease to Caltex Australia
- Publicly listed, bluechip covenant
- Net passing rental of \$265,434 pa\* + GST
- 1,978sqm\* land area with a 62m\* frontage to Springvale Road
- Versatile Commercial 2 Zoning
- Tenant responsible for outgoings including Land Tax
- Prime corner location in the heart of the Springvale shopping centre
- 200m\* north of Springvale Train Station, where State Government has recently invested \$159 million in the redevelopment of the station and the most expensive grade separation ever undertaken in Victoria

Retail  
FOR SALE

1978sqm