

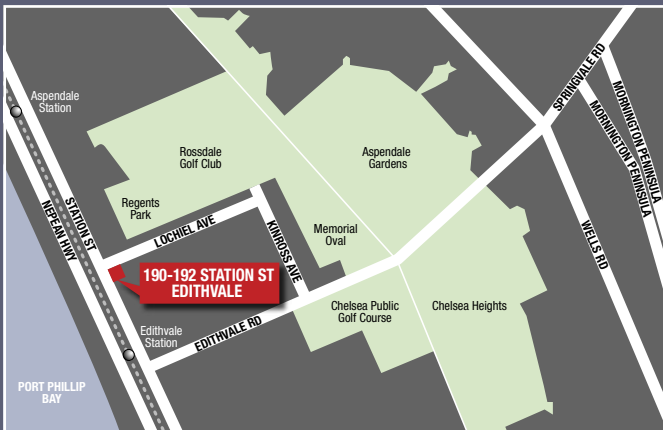
AUCTION

Wednesday 17th August at 12 noon on site

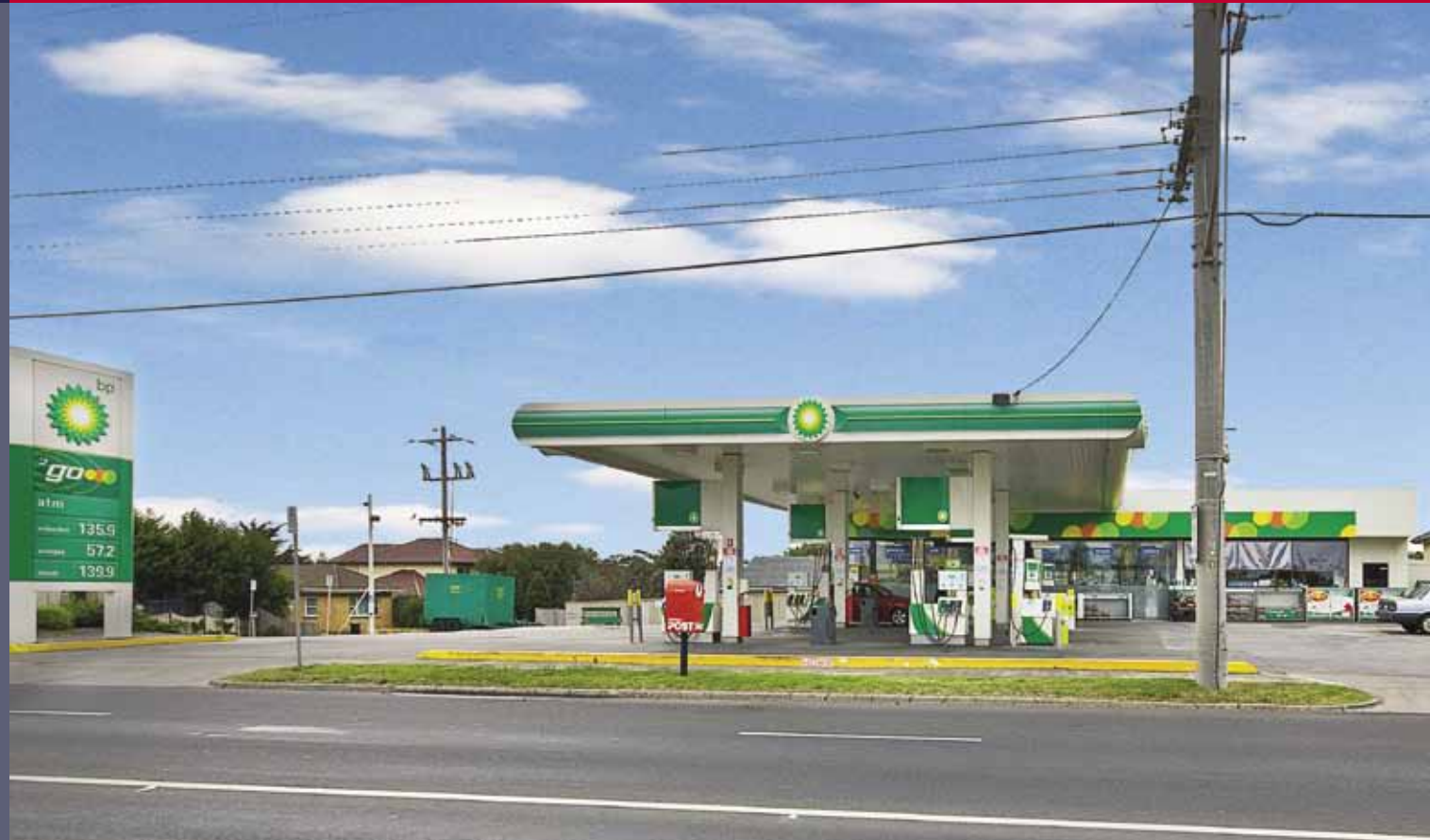
- Current Rental: \$291,849*pa net
- Land Area: 1,420m²*
- Zoning: Residential 1
- Prominent corner site – 200m* from beach
- Established bayside suburb currently undergoing substantial urban renewal
- Leased to one of BP Australia's largest franchisees with approx. 40 outlets

* approx

Terms: 10% deposit, balance 60 days



HIGH YIELD BAYSIDE INVESTMENT



190-192 STATION STREET, EDITHVALE (CNR LOCHIEL AVE)

For further details, please contact agents in conjunction:

**BLOUNT
OSBORNE
WALSH**

58 Clarke Street, Southbank 3006

03 9690 6464

Sam Newton
0418 351 103

**GROSS
WADDELL**

03 9654 8666

LEVEL 6, 172-192 FLINDERS ST, MELBOURNE
www.grosswaddell.com.au

Daniel Greenlees
0415 147 511

Andrew Waddell
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