

# Sale by EOI closing Wednesday 22 March 3pm



## Secure Mornington Investment Freehold

2 St Catherines Court, Mornington

- > 15yr + 10yr + 10yr lease to YMCA
- > Current Rental: \$356,079 pa approx. plus outgoings
- > Successful business trading for over 25 years
- > Substantial land holding encompassing 3,796m<sup>2</sup> approx.
- > Significant improvements including offices, call centre, swim school and onsite parking
- > Strategic location on main road & within major growth corridor



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