

4 Auctions

7, 9 & 17 Copernicus Crescent & 22 Galileo Gateway, Bundoora



Chemist Warehouse



Pizza Hut



Bundoora Newsagency & Tattslotto



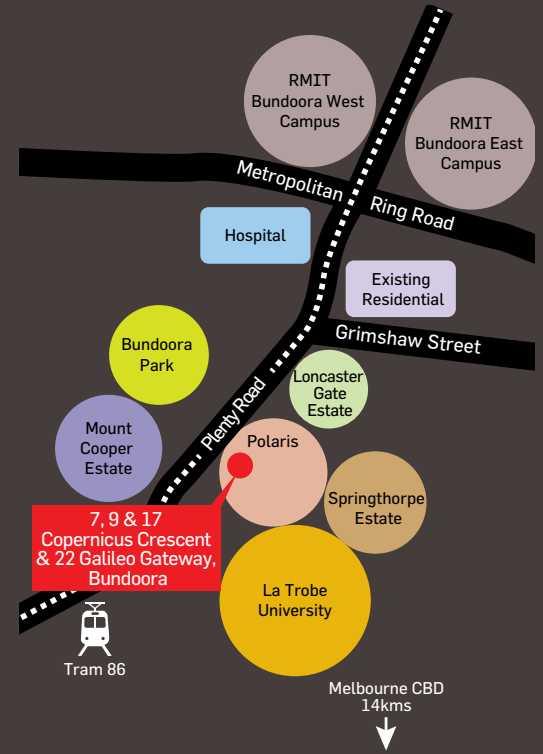
The Legends Room

4 quality retail investments in thriving location

Auction: Wednesday 30 July 1pm on site
(offered separately)



Fitzroys



Four new shops located within Bundoora's new Polaris Town Centre. Polaris is a master planned community to incorporate a town centre and approximately 1100 dwellings, located only 14kms from Melbourne's CBD

Situated next to Woolworths Supermarket, Dan Murphy's and adjoining La Trobe University

17 Copernicus Crescent: Chemist Warehouse

Lease: 7 x 7 x 6 years
Rental: \$181,790 per annum approx.

9 Copernicus Crescent: Pizza Hut

Lease: 7 x 5 x 5 years
Rental: \$40,000 per annum approx.

7 Copernicus Crescent: Newsagency & TattsLotto

Lease: 7 x 7 years
Rental: \$37,020 per annum approx.

22 Galileo Way: The Legends Room

Lease: 3 x 5 years
Rental: \$25,602 per annum approx.

Depreciation benefits available

Outstanding modern investment opportunities with secure long leases to established tenants in rapidly developing location

Contact:
Chris Kombi 0438 156 236
James Lockwood 0402 824 441

fitzroys.com.au | 9275 7777
367 Collins Street Melbourne

All dimensions are approximate. Particulars herein are for information only and do not constitute any representation by the owner or the agent



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