

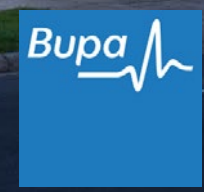


402 SOUTH ROAD MOORABBIN

# Blue Chip Medical Investment



**Bupa** Dental  
9555 7441 [bupadental.com.au](http://bupadental.com.au)



**FOR IMMEDIATE PRIVATE SALE**





# Prime medical investment with long lease to Bupa

## 402 SOUTH ROAD MOORABBIN

- Longstanding dental clinic in operation for nearly 70 years
- Brand new state-of-the-art dental fitout
- 10+ year lease to 31 December 2026 plus options to 31 December 2041
- Rental of \$287,596 per annum\* (paid yearly in advance)
- Fully leased by Bupa - one of the world's largest healthcare groups (with revenue exceeding \$15 billion per annum)
- Ideally located within Moorabbin's Major Activity Centre, surrounded by extensive retail amenity and public transport options

### FOR IMMEDIATE PRIVATE SALE

\*Approx.



Preparation Room



Reception Area

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