

Auction Friday 23 February 1pm on site



Strategic Pharmacy Investment Opposite Coles Supermarket

76A The Terrace, Ocean Grove

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- > Prime location adjoining proposed Town Square and opposite busy pedestrian crossing
- > Leased to long standing Tenant trading as Pharma Save
- > Substantial frontage of 10.06 metres.
- > Rent: \$107,000 per annum plus GST
- > Subdivision potential (STCA)
- > Includes generous on title air rights
- > Rear access entered from Ocean Grove – Barwon Heads Road
- > Excellent public car parking nearby
- > Outstanding opportunity to acquire exceptional investment situated within rapidly developing Bellarine Peninsula
- > 10% deposit, balance 60 days



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 PharmaSave