

For Sale

Via EOI closing Wednesday 18 November, 3pm



Supersized Land Bank with 123 metres of Highway Frontage

1 Cranbourne Road, Narre Warren

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Supersized Land Bank

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- › First time offered in over 35 years
- › Irreplaceable land holding of 3,909 sqm*
- › Strategically positioned next to Narre Warren Railway Station
- › Metres from the sprawling Westfield Fountain Gate retail and commercial precinct
- › 5 year lease (no options) to Kennards Hire Pty Ltd
- › Returning \$111,000 per annum* plus outgoings and GST (Note: Strong potential for future rental uplift)
- › High traffic location with excellent access to major arterials including Princes Highway and Monash Freeway
- › Within desirable Activity Centre Zone allowing various future development outcomes (stca)
- › Flexible opportunity suited to either the investor or future owner occupier or developer

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

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