

Auction Wednesday 28 February 1pm on site



3 Affordable Investments Within Major Growth Corridor

Shops 1, 4 & 7 / 111A Elation Boulevard, Doreen

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- > Strategic location within the booming Whittlesea residential growth corridor of Melbourne
- > Population projected to grow to 313,000 by 2031* (source: City of Whittlesea)
- > Positioned within the popular Plenty River Estate which upon completion will comprise in excess of 1200 dwellings
- > Located adjacent to YMCA Early Learning Centre and proposed Yarrabat Primary School

Shop 1: Kebab Culture

- > 5yr + 5yr lease
- > Annual 3% increases
- > Rental \$32,000pa + outgoings

Shop 4: Pier 4 Fish & Chippery

- > 5yr + 5yr + 5yr lease
- > Annual 3% increases
- > Rental \$32,000pa

Shop 7: Your Dentist

- > 5yr + 5yr lease
- > Annual 4% increases
- > Rental \$36,000pa



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