



72-84 UPPER HEIDELBERG ROAD, IVANHOE (CORNER KIERNAN AVENUE)

savills

SECURE LONG TERM LEASE TO



FOR
IMMEDIATE
PRIVATE
SALE



*Outlines Indicative Only

FULL LINE WOOLWORTHS + BWS | 178 CAR SPACES ON TITLE | RECENT \$4.9 MILLION UPGRADE | SECURE LONG-TERM LEASE



IVANHOE
(CORNER KIERNAN AVENUE)



**FOR
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SALE**



HIGH PERFORMING SUPERMARKET INVESTMENT IN MELBOURNE'S AFFLUENT INNER-EAST



Full line Woolworths supermarket + BWS of 3,552sq m*



Highly visible corner location with over 120m* of prime retail frontage to Upper Heidelberg Road and Kiernan Avenue



Secure long-term lease (15 years plus 6 x 5 options) to ASX Top 10 company 'Woolworths Limited' with current market cap of \$39 billion~



Net income of \$917,078 per annum*



Woolworths has recently completed a \$4.9 million* upgrade to the premises



178 car spaces across 2-level basement (on title)



High growth location in Melbourne's affluent and densely populated inner-east



Ivanhoe's median weekly income is 42% higher than the Victorian average!~

Approx*. Vicroads^. ABS~

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SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE COMMERCIAL PROPERTIES

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