

BRILLIANT BALWYN

Retail/Office Freehold Investment

313-315 WHITEHORSE ROAD BALWYN



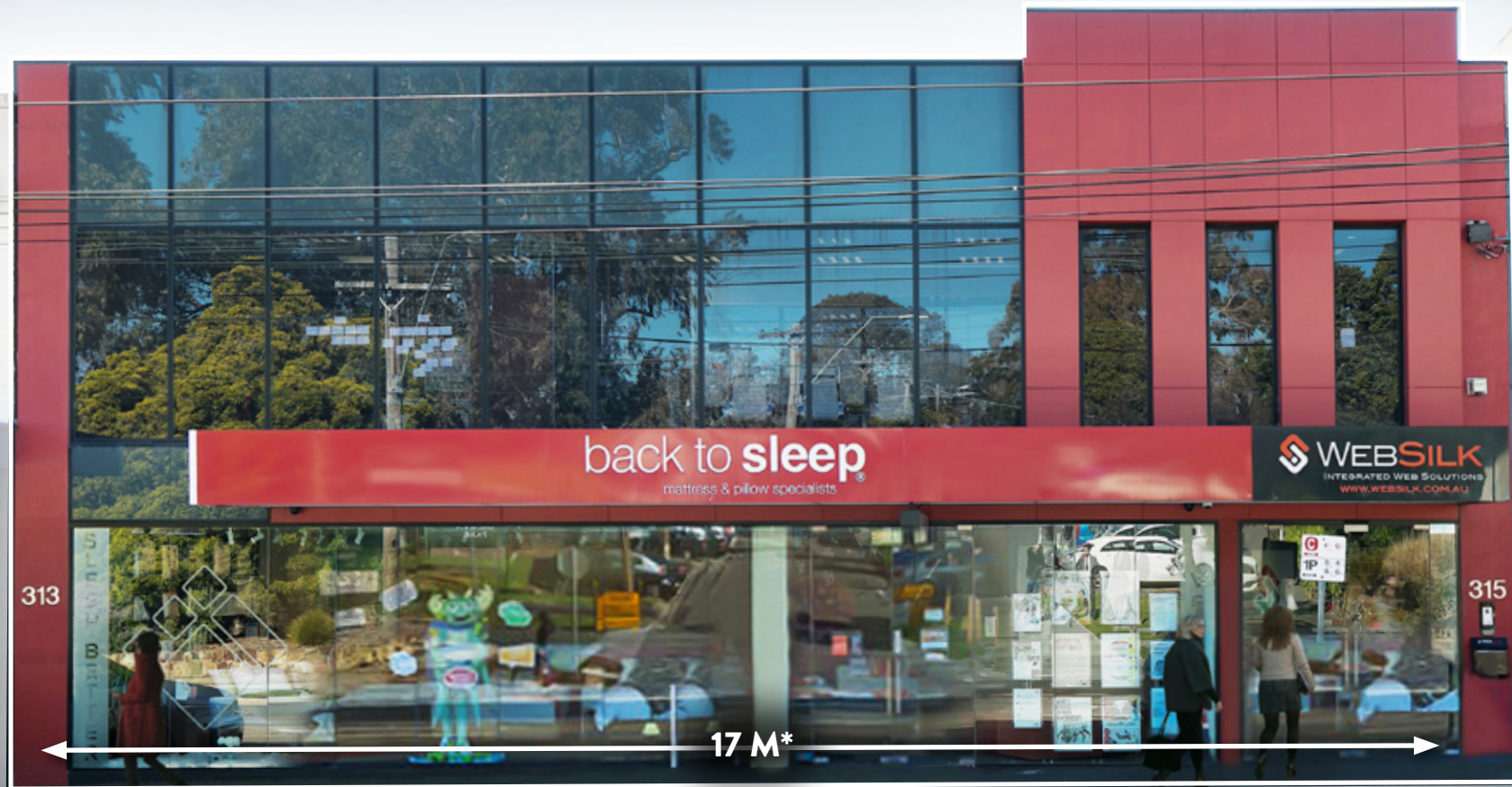
100% LEASED
RETAIL/OFFICE FREEHOLD



DEMOLITION CLAUSES
IN PLACE



SUPERB POSITION
OPPOSITE BALWYN PARK



FOR SALE BY EXPRESSIONS OF INTEREST CLOSING TUESDAY 16 OCTOBER AT 2PM

*Outlines Indicative Only

savills

313-315
Whitehorse Road
BALWYN

Premium Balwyn Investment

WITH SIGNIFICANT FUTURE DEVELOPMENT POTENTIAL

- An impeccably presented two-level retail/office freehold
- Modern and light filled internal space
- 100% leased to high quality tenants with options
- Net Rental (As at 21 Oct 2018): \$416,878 per annum* + outgoings & GST
- Fixed rental growth
- Demolition clauses within leases providing ultimate flexibility
- Total Building Area: 701sq m* with 12 rear on-site car spaces
- Large landholding of 717sq m* with extensive 17m* retail frontage
- Flexible Commercial 1 Zone
- Perfectly positioned within the tightly held Whitehorse Road, Balwyn retail precinct

*Approx.

savills

FOR SALE

*by Expressions of Interest closing
Tuesday 16 October at 2pm*

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*Outlines Indicative Only



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