



LONGSTANDING MEDICAL CENTRE EMBEDDED WITHIN THE GLEN WAVERLEY

Sold
Contact Agent
Sold: Mon 16-Nov-20

Medical/Consulting • Offices • Other

5/40-42 Montclair Avenue, Glen Waverley, Vic 3150

Floor Area:

208 m²

Land Area:

208.00 m² (approx)



Property Description

- **New 10+5+5 Year Lease**
- **Fixed 3% annual increases**
- **Central Glen Waverley location**

CBRE Australian Healthcare & Social Infrastructure are proud to exclusively present 5/40-42 Montclair Avenue, Glen Waverley – A longstanding healthcare investment embedded within the heart of the Glen Waverley community and positioned at the entrance of one of the suburbs most prominent buildings

+ Longstanding medical centre embedded within the Glen Waverley community featuring a new 10+5+5 year lease

+ Current income of \$99,484p.a* + GST With fixed 3% annual increases

+ Total building area of 208sqm* with substantial public parking available plus a number of dedicated basement and open air spaces

+ Diversified income across two (2) essential service tenancies - Hippo Medical Group and Sonic Healthcare (ASX Listed)

+ Permit approved for four (4) practitioners

+ Positioned within the Glen Waverley Activity Centre, a unique cluster of Melbourne's best leisure, entertainment and hospitality offerings – A 7 day precinct positioned to service an established demographic catchment of local residents, commuters, shoppers and international visitor

+ Unparalleled accessibility via train, bus and private vehicle and outstanding provisions for visitors

Campaign Closed - Call us or text for more healthcare opportunities

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Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

5/40-42 Montclair Avenue, Glen Waverley, Vic 3150



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