



SOLD

Retail • Medical/Consulting • Other

156 Wellington Street, Wallan, Vic 3756

Floor Area: 700 m²

Land Area: 3355.00 m² (approx)

Property Description

- **EOI closing 10th July @ 4pm**
- **Lease to reputable national provider**
- **Significant depreciation allowances**

Mulcahy Butera is delighted to offer for sale 156 Wellington Street Wallan, a securely leased Early Learning/Childcare investment occupied by a reputable and nationally based service provider.

The 'Journey Early Learning Group' is one of Australia's premier service providers in the expanding early learning and child care sector. This investment provides significant financial benefits with a proven occupier in place plus a quality building in a highly-valued and rapidly expanding suburb.

Key Investment highlights:

Licensed for 110 places

Long term lease to 'Journey Early Learning Group'

\$236,900 NET plus GST

Annual fixed 3% rental reviews

Rental Guarantee equivalent to 6 months rental ...

Sold

Contact Agent

Sold: Tue 06-Aug-19

Additional Details

Building Whole	Tenure Type Tenanted Investment
Municipality Mitchell Shire Council	Car Spaces 25
Zoning General Residential Zone	Parking Comments On site



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