



## Strategic Woolworths Pad Site - 50% Stamp Duty Saving

Sold

Contact Agent

Sold: Fri 19-Mar-21

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

23 Lilburne Street, Lucas, Vic 3350

**Floor Area:**

417 m<sup>2</sup>

**Land Area:**

1659.00 m<sup>2</sup> (approx)



## Property Description

- **Brand New 15 Year Net Lease + Opts**
- **Global Fuel and Convenience Retail Giant**
- **Net Income \$170,000 pa + GST**

Cushman & Wakefield is pleased to present to the market 23 Lilburne Street, Ballarat for Sale via Auction.

The property has the following key characteristics:

- 15 year net lease to 2036 + options to 2066
- EG Group - Multinational fuel and convenience retail operator with \$32.4 Billion and 6,012 locations globally
- EG Group - Acquired Woolworths Petrol for \$1.7 Billion and operate circa 540 Woolworths Caltex services
- Interconnected to Coltman Plaza Shopping Centre anchored by Coles & Woolworths & adjacent to KFC & McDonald's
- Visible from Ballarat-Burrembeet Road with 24,000 vehicles passing daily
- Newly built in 2016, the site offers modern improvements & dual-skinned fibre-glass tanks
- Favourable environmental provisions, ownership of the tanks & remediation the responsibility of EG Group
- Net Income \$170,000 pa + GST

The property is for sale by way of Cushman & Wakefield Investment Auction. The Auction will be conducted on Friday 19 March at 10am AEDT at Doltone House Hyde Park, located on 3/181 Elizabeth Street, Sydney NSW.

Prospective purchasers and interested parties will have access to remote bidding facilities in both Brisbane and Melbourne.

Should you have interest in bidding on the property, please contact the exclusively appointed property professionals at Cushman & Wakefield.

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

23 Lilburne Street, Lucas, Vic 3350



**Michael Collins**  
0404023204

**Aaron Dahl**  
0411510979

**Tom Moreland**  
0408072822



**Geoff Sinclair**  
0451462759

**Cushman & Wakefield - Brisbane**  
Level 11, 123 Eagle Street, Brisbane City Qld 4000

**Cushman & Wakefield - Sydney**  
Level 22, 1 O'Connell Street,  
Sydney NSW 2000