



BLUE CHIP DENTAL FACILITY IN ELITE HAWTHORN EAST

Sold

Contact Agent

Sold: Thu 29-Aug-19

Medical/Consulting

368 Tooronga Road, Hawthorn, Vic 3122

Floor Area:

147 m²

Land Area:

520.00 m² (approx)



Property Description

- **Premium dental investment**
- **20+ year trading history**
- **Elite location**

CBRE's Specialist Healthcare and Social Infrastructure team are delighted to present for sale this premium Hawthorn East medical centre. A unique opportunity to secure a long term dental investment within one of Melbourne's top performing suburbs coupled with dual street and main road frontage.

Key attributes of this outstanding medical investment property include;

+ Long lease term of 10 years + options to highly reputable tenant Smile Designs Dental with 20+ years' history and a large patient base

+ Premium dental clinic investment with irreplaceable dual street frontage of 43m* and moments from the highly trafficked Toorak and Tooronga Roads intersections

+ Located within one of Melbourne's most elite suburbs with average household income 52.5% above the state average

+ Returning \$78,300 with annual 3% increases from March 2020 providing strong income growth prospects

+ Very rare Tooronga Road medical permit with extremely limited opportunities in the immediately surrounding area servicing the surrounding white collar workforce and some of the country's most reputable private schools

+ Surrounded by parklands, retail and transport amenity while providing access to the Melbourne CBD via the Monash Freeway

FOR SALE VIA PUBLIC ON-SITE AUCTION THURSDAY 29TH AUGUST 2019 AT 12.30PM

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Additional Details

Tenure Type

Tenanted
Investment

368 Tooronga Road, Hawthorn, Vic 3122



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