



## Automotive Giant - High Traffic McDonalds Road

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

Lot 5/545 McDonalds Road, South Morang, Vic 3752

**Floor Area:** 369 m<sup>2</sup>

**Land Area:** 369.00 m<sup>2</sup> (approx)

### Property Description

- Booming Metro Commercial Precinct
- Amongst Complimentary Tenants
- High Traffic McDonalds Road

Renewed 5 year lease plus options to 2029.

Fixed 3% rent increases - market review of options.

Established complex includes Beaurepaires, Ultra Tune, National Tiles, Paint Right and Government Offices.

McDonalds Road, major route connecting Plenty Road to Westfield Plenty Valley SC – 13,000 vehicles daily.

Opposite Holden, Toyota, Mazda dealerships – under construction.

Important 96 shared car spaces on site.

Outgoings payable by the tenant as per the Lease.

Ultratune: Australian owned company with over 270 service centres nationally.

Rent: \$58,349 pa (July 2016).

Also available - Lot 2, 545 McDonalds Road.

To be sold separately, buy one or both.

Auction 11am AEDT Wednesday 6 April.

River Room, Crown Casino Melbourne.

**Sold**

Contact Agent

Sold: Wed 06-Apr-16

### Additional Details

#### Tenure Type

Tenanted  
Investment



**Alex Pannunzio**

0418 341 010

**Bianca Pannunzio**

0430 137 270



**Scott Meighan**

0413 830 709

**Raoul Holderhead**

0413 860 304

**Biggin & Scott - Commercial**

Ground Floor 448 St Kilda Road, Melbourne Vic 3004

**Burgess Rawson - Melbourne**

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