

# EXPRESSION OF INTEREST

Unit 9, 256 Bolton Street, Eltham  
Closing Thursday 5th March at 3pm

**SUTHERLAND FARRELLY**

Paul Sutherland 0418 360 162  
Grant Sutherland 0418 390 185

**GORMAN COMMERCIAL**


Jonathon McCormack 0418 835 885  
Andrew Prowse 0418 534 076

Ultimate Set & Forget Investment



# Unit 9, 256 Bolton Street, Eltham

A securely leased retail investment to an award-winning national franchise situated in the industrial and showroom strip of Bolton Street, in the heart of Eltham.

- Leased to an Autobarn 
- Lease term: 10 + 10 years
- Income: \$247,735.32 pa + GST + outgoings
- Building area: 1,157.5 sqm\*
- Ample parking

Located on Bolton Street with buses on the doorstep and easy access to major arterial roads including the Metropolitan Ring Road and Eastern Freeway. Close to well-known local restaurants and retailers including Mercer's Restaurant, Prosciutto Bros, McDonald's, Shadow's Gym, Repco, ARA Electrical Services and Endota Spa.

\*Approx.



**Jonathon McCormack** 0418 835 885 [jmccormack@gormancommercial.com.au](mailto:jmccormack@gormancommercial.com.au)

**Andrew Prowse** 0418 534 076 [aprowse@gormancommercial.com.au](mailto:aprowse@gormancommercial.com.au)



**Paul Sutherland** 0418 360 162 [psutherland@sutherlandfarrelly.com.au](mailto:psutherland@sutherlandfarrelly.com.au)

**Grant Sutherland** 0418 390 185 [gsutherland@sutherlandfarrelly.com.au](mailto:gsutherland@sutherlandfarrelly.com.au)