



Entry Level Automotive Investments Blue Chip Metro Melbourne Suburb

**ABS and Jaycar:
Two leading national
'Automotive repair & retail'
operators**

**Attractive investor
friendly net lease terms**

To be sold separately

- + High exposure and easy access to Sherbourne Road, a major arterial carrying over 28,000 vehicles per day¹
- + Conveniently situated within Eltham's central shopping district, anchored by high-profile tenants including Bunnings, McDonald's, KFC and Repco
- + Eltham (Central) has the highest rate of population growth within the Local Government Area (33% increase by 2036)²
- + Integrated with Bob Jane, 7-Eleven and Hungry Jack's with drive thru providing excellent exposure and passing traffic

Eltham VIC
221 Sherbourne Rd



- + Secure 5 year lease to 2025
- + ABS: Part of Bapcor Ltd a \$2.8b ASX listed company with over 55 sites across Australia
- + ABS Service Centre operating on-site since 1995
- + Tenant pays all usual outgoings
- + 205sqm (inc mezz) building with three service bays & office
- + Net Income: \$53,638 pa + GST*

Eltham VIC
225 Sherbourne Rd



- + Brand new 5 year lease plus options to 2036
- + Jaycar: leading electronics retail company with over 110 stores across Australia & New Zealand
- + 480sqm (inc mezz) building, fit-out to tenants corporate layout
- + Annual 2.5% rent increases
- + Tenant pays all usual outgoings
- + Net Income: \$138,625 pa + GST*



Contact
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Investment Portfolio Auction
To be sold individually
10:30am AEST
Wednesday 4 August
Crown Casino, Melbourne, VIC

¹GapMaps ²profile.id *Approx