



DOMINANT FREESTANDING MULTI-LEVEL HEALTHCARE INVESTMENT WITH RARE

Sold

Contact Agent

Sold: Thu 05-Nov-20

Medical/Consulting • Offices • Other

169 & 171 Stud Road, Wantirna South, Vic 3152

Floor Area:

1,630 m²

Land Area:

1560.00 m² (approx)



Property Description

CBRE Australian Healthcare & Social Infrastructure are proud to exclusively present 169 & 171 Stud Road, Wantirna South – Corner freestanding multi-level healthcare investment with significant rent reversion, bolstered by a rare medical permit.

+ Blue-chip healthcare investment with imposing & highly valuable existing improvements across four (4) storeys and connected via air bridge allowing seamless cross flow demand between tenancies

+ Current passing income of \$220,000p.a* + GST diversified across multiple tenancies including, Eastern Dental group, Knox Health & Sport Clinic, Wantirna Osteopathy, Action Rehab, Melbourne Lymphedema and more

+ Significant rent reversion potential with a highly valuable and rarely seen uncapped medical permit with potential fully let income of \$450,000p.a* + GST

+ Substantial underlying landholding of 1,560sqm*, favourably zoned Residential Growth and subject to no overlays

+ Dominant exposure across multiple frontages to Stud & Moonah Roads (48m* combined) plus 34 on-site car parks

+ Highly desirable location, close to public transport, Knox Grammar School and allowing outstanding access to Eastlink providing direct link to the Melbourne CBD (26km) and surrounds

+ A stones throw to Westfield Knox City Shopping Centre, providing a range of world class retailers, cafes and restaurants.

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Additional Details

Building
Partial

Tenure Type
Vacant Possession



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