

Leased Investment With Development Upside

88 Cottrell Street, Werribee

For Immediate Private Sale



Outline Indicative Only



**ST. ANDREW'S
PRIMARY SCHOOL**

**88
COTTRELL
STREET,
WERRIBEE**

IGA | **plus
LIQUOR**

COTTRELL STREET

Outline Indicative Only

Securely leased to national tenant with significant future development potential

88 Cottrell Street, Werribee

- Large land area of 1,012sq m*, ideal for development
- Flexible Activity Centre Zone with a maximum development height of 8 levels* (STCA)
- Fully leased to a national tenant returning \$60,000 per annum plus GST
- Positioned in one of Australia's fastest growing municipalities
- A desirable location surrounded by extensive lifestyle and retail amenity, parklands and public transport
- Ideal opportunity for investors or developers!

*Approx.

For Immediate Private Sale

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20.12

IGA | **plus
LIQUOR**

50.29

**1,012
SQUARE
METRES***

50.29

20.12

COTTRELL STREET

Outline Indicative Only

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