



Brewed for success

12-14 Brasser Avenue in Dromana, home to popular local brewery Jetty Road Brewery, is being offered for sale by Jamie Stuart and Tom Crowder of Nichols Crowder.

Set on a large 2,632 square metre (approx.) block with a building area of approximately 1,000 square metres, the property is leased to Mighty Craft Ltd, a publicly-listed company that is set to become Australia's leading premium craft beverage player, on a new 15-year lease (with 10-year option to 2046) for \$165,000 plus GST per annum.

"This Dromana region is fast becoming the go-to place for Melbourne's best craft beer and boutique spirits," explained Stuart. "With a long-term lease and a great tenant, this opportunity makes for the perfect commercial property investment."

12-14 Brasser Avenue, Dromana is being sold via online auction on Friday, 15 October at 12.30pm.

[For more information, contact Jamie Stuart on 0412 565 562 or Tom Crowder on 0438 670 300.

The best of Bentleigh East

751 Centre Road in Bentleigh East, a high-profile double-storey freehold building on the corner of Lilac Street and Centre Road, is being marketed for sale by Alex Ham and Michael Gross of Gross Waddell ICR, in conjunction with Simon Radolnik and Phillip Kingston of Gary Peer.

Situated within the heart of the bustling Centre Road retail strip and set on an approx. 236 square metre block, the property comprises a building area of around 307 square metres, and offers a host of possible end uses, including retail, commercial and residential (STCA).

Zoned Commercial 1, the property also has direct access to a rear council car park, and is ideally located close to major retailers including Australia Post, Baker's Delight and Ritchies Supa IGA.

751 Centre Road, Bentleigh East will be sold via auction on Wednesday, 27 October at 12pm.

[For more information, contact Alex Ham on 0410 545 226 or Simon Radolnik on 0403 064 181.



 **GaryPeer**

GaryPeer.com.au




751 Centre Road, Bentleigh East
Corner Freehold
Occupy/Invest/Develop
(STCA)

Auction
 Wed 27 Oct 12pm

Contact
 Simon Radolnik 0403 064 181
 Phillip Kingston 0414 353 547

Agent in conjunction
 Alex Ham 0410 545 226
 Michael Gross 0419 355 561

 **grosswaddell ICR**