

102 Horne St, Sunbury, VIC 3429

Sold - \$1,730,000

Retail Shop



Prime Commercial Investment - Secure Tenant, High Exposure

- Floor Area: 392m² (approx.)
- Land Area: 450m² (approx.)
- Tenant: Salvation Army (Victoria) Property Trust
- Lease Expiry: 1 March 2022 with a 5-year option (to 30 November 2026) with an additional option of a further 5 years
- Current Rental: \$78,704.68 per annum + GST & Outgoings
- Reviews: Annual increases to CPI
- Zoning: Mixed Use
- Parking: Ample on-site parking
- Terms: 10% Deposit, Balance 60/90 days

The Opportunity

This is an exceptional opportunity to secure a blue-chip commercial investment in the heart of Sunbury's thriving township. Currently leased to the Salvation Army (Victoria) Property Trust, the property offers peace of mind with a national, long-established tenant that provides both security and reliability of income.

The existing lease structure, with annual CPI reviews and a further 5-year option, ensures steady rental growth and long-term stability - making this an attractive proposition for investors looking to strengthen their portfolio with a secure, income-producing asset.

Location & Exposure

Positioned in a high-profile location within central Sunbury, the property enjoys excellent exposure to both vehicle and foot traffic. Surrounded by established businesses, national retailers, and essential services, it benefits from constant activity and strong local trade.

Sunbury itself is recognised as one of the fastest-growing suburbs in Victoria, with its population and infrastructure rapidly expanding. The upcoming Melbourne Planning Sunbury Precinct Structure Plan is set to transform the area further, unlocking new housing, retail, and commercial opportunities - driving increased demand and underpinning the future value of well-positioned commercial properties.

Key Highlights

- Leased to a secure, nationally recognised tenant.
- Strong rental return with annual CPI increases.
- Strategic location with excellent exposure in a growth corridor.
- Future-proof investment with long-term growth potential.

Disclaimer

Listed By

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Open for Inspection

By Appointment.

