

sold



342-346 Cooper Street, Epping VIC 3076

## High Profile Main Road Investment

With the likes of Bunnings and The Victorian Fruit and Vegetable Markets as neighbours to these extremely well built, impeccably located and fully tenanted showroom/warehouses this investment is the best you will see North of Melbourne.

Each Showroom // warehouse features an expansive single level showroom fronting Cooper St Epping. The warehouse at the rear of each showroom leads to the loading // truck marshalling area and staff parking.

The property is ideally located only 700 metres from the Cooper St and Hume Freeway intersection providing excellent access to the Melbourne CBD or direct access to NSW and beyond.

More specifically the opportunity provides:

- ??? Modern showroom // warehouse accommodation
- ??? Fully air-conditioned showrooms
- ??? Hardstand for truck marshalling and loading at rear
- ??? Total GLA ??? 3,243 sqm
- ??? Total Income - \$392,722 pa (net)
- ??? WALE 6.2 years
- ??? Comprehensive Development Zone ??? 7,622 sqm
- ??? Exposure to over 46,000 passing cars daily
- ??? High underlying land value

We invite your participation in this process to acquire this outstanding asset.

The property is being offered for sale via an Expressions of Interest (EOI) campaign close

Industrial  
FOR SALE

3243sqm