



1/4 Melrich Road, Bayswater VIC 3153

## Street Front ?? One of Two

\*\*Returning: \$46,800 per annum + GST & outgoings

\*\*Lease Term: 3 + 3 years

Located in Bayswater's prime industrial precinct this warehouse presents a rare opportunity to purchase a well presented street front factory with no body corporate and a secure lease to an A-Grade publicly listed tenant. Properties of this calibre are becoming more and more difficult to find so enquire today as this property will not last long.

- Building Area: 616m2 approx
- Returning: \$46,800 per annum + GST & outgoings
- Lease Term: 3 + 3 years
- 4% annual increases

For further information please con

Industrial  
FOR SALE

616sqm

# Ray White®

**Brett Diston**

0439365532

brett.diston@raywhite.com

david.mcguinness@raywhite.com