



**5/259 Blackburn Road, Doncaster East VIC 3109**

## Invest now, develop later

This blue-chip investment opportunity will excite discerning investors and has the remarkable security of an existing lease with an established National Franchised tenant.

- Zone | Commercial 1
- Lease | 6 years + 6 options of 5 years each (effectively 36 years)
- Lease | Commenced 1st October 2013
- Rental | \$116,328.33 PA net from October 2015
- Reviews | 4% annually
- Bank Guarantee | \$53,776.06
- Total building area | 461m2\*

The well-appointed existing property consists of 310m2\* office/retail space, 150m2\* of basement storage and an ad

Offices  
FOR SALE

461sqm

# Ray White®

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