



**13/1488 Ferntree Gully Road, Knoxfield VIC 3180**

## **MODERN OFFICE / WAREHOUSE INVESTMENT**

- Currently returning \$35,000 p/a + GST + Outgoings
- Three (3) year term commenced September 2013, with two (2) further three (3) year terms in place
- 3% annual increases and market reviews at commencement of further terms
- Total building area 225m2 approx.
- Plus upstairs board room & mezzanine area a further 115m2 approx
- Total lettable area 340m2 approx
- On-site parking for 5 x vehicles

Industrial  
FOR SALE

225sqm

\$675,000 + GST (if applicable)

George Kelepouris 0425

**Ray White**

**Paul Rizzo**

0418 688 888

paul.rizzo@raywhite.com