



**222/1 Queens Road, Melbourne VIC 3000**

## **PERFECT S.M.S.F INVESTMENT - Circa 7% Return**

- Currently leased to DLCS International P/L since 2013
- Final option renewed on 15th July 2016 for three (3) years
- Returning \$9,568\* p/a plus GST plus Outgoings with CPI increases in July 2017
- Total area 34m2\*
- Perfect for the first time investor or self-managed super fund
- Convenient location minutes away from CBD & Major arterials
- Building facilities include food court, on-site gym, cafes and bar, bank, dry cleaner, hair salon and more
- Invest and or occupy in the future!

Offices

FOR SALE

34sqm

Ryan Amler 0401 971 622  
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