



## 3/9-11 Compark Circuit, Mulgrave VIC 3170

### Perfect S.M.S.F Investment - BRAND NEW LEASE!

Situated in the exclusive Compark Circuit of Mulgrave, this outstanding ground floor corporate office totaling 90m2 approx. is complete with private kitchenette & toilet facilities with minimal outgoings.

- Total lettable area of 90m2 approx.
- Currently Returning \$22,500 p/a + GST + Outgoings
- Three (3) Year Lease December 2017
- Two (2) further options of three (3) years each
- Fixed 3.5% annual increases
- On-site parking for three (3) vehicles

Paul Rizzo - 0418 688 888  
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Offices  
FOR SALE

90sqm

**Ray White**

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