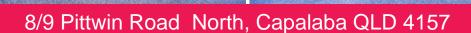
## Raine&Horne. Commercial





## **Tenanted Investment Opportunity - Office Suite with Parkland Views**

This neatly presented unit is on the first floor of a commercial office building. It has a prominent location directly between a 14ha tranquil park and Bunnings Warehouse. Features include:

- \* Reception area and three separate offices
- \* Lunchroom with kitchenette
- \* Fully air conditioned and data cabled throughout
- \* Plenty of natural light and great parkland views
- \* Generous carparking available both onsite and offsite
- \* Situated amongst other professional businesses (eight tenancies in total)
- \* Tenanted on a two year lease from 1 June 2019 @ \$24,000pa gross
- \* Current annual outgoings approximately \$7,667
- \* No GST applicable on sale

For further information or to arrange an inspection please contact Colin Tucker. Please quote property id: 474264

Offices

FOR SALE

\$255,000

105sqm

## Raine&Horne. Commercial

## **Colin Tucker**

0411 534 023

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