



Perfect Investment

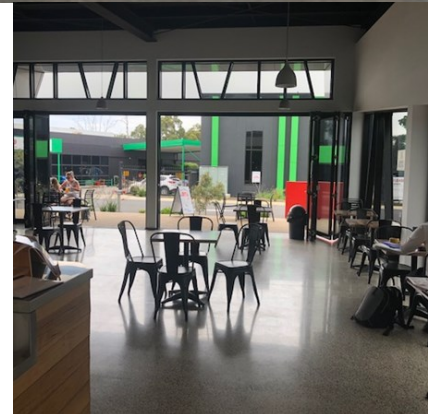
CROYDON SOUTH, VIC 3136

Investment (Retail), Retail

Property ID: 8019

Price: Contact Agent Rent: N/A

Building: 170m2 Land: 1016m2



- Brand new building
- Brand new 5 year lease
- \$52,000.00 nett rental
- 5 + 5 year options
- Annual rent reviews
- Plus yard area for outdoor dining/relaxing

The area has recently been developed and offers an exceptional advantage to the café to service local businesses.



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Additional Features

Features

Occupancy: Tenanted: Provided upon request

Lease Term: 5 years

Bonds / Guarantees: equal to 3 months

Rent Review: annual

Car Spaces: onsite

Condition: Brand New

Car Parking Fees: nil

Outgoings

Outgoings Payable: payable by the tenant

Water Rates: payable by the tenant

Council Rates: payable by the tenant

Owners Corp. / Insurance: payable by the tenant

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Cafe	0	170m2	1016m2	Contact Agent	N/A