



Solid Investment!

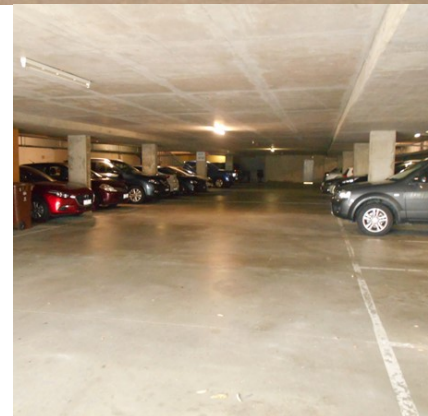
164 Boronia Road, BORONIA, VIC 3155

Investment (Offices), Offices

Property ID: 8021

Price: \$2,410,001 Rent: N/A

Building: 624m2 Land: N/A



I am delighted to offer this property for sale.

Located on Boronia Road, only minutes walk to the bus and train station, this property offers flexibility to an investor who may also wish to occupy one of the office suites. The property consists of 4 spacious suites, each with partitioned offices, air conditioning, bathroom and kitchen facilities and allocated car parking. The basement parking has 26 car spaces, 2 of which are storage units and is secured by a large gate for added security. The property is offered as a whole but each suite has its own title.

Unit 1 = 186 sqm

Five year lease expiry 31st December 2024

Plus five year option term

Annual reviews

Unit 2 = 119 sqm

Three year lease expiry 31st December 2024

Plus five year option term

Annual reviews

Unit 3 = 200 sqm

Currently unoccupied

Unit 4 = 119 sqm

Brand new three year lease expiring October 2021

Plus 2 options of three years

Annual rent reviews

Nett annual rental of \$83,885.52 plus potential rental for suite 3 of \$37,000.00 = \$120,885.52 pa plus outgoings.

For further information or to arrange an inspection, please telephone Michelle Lanigan on 0417 361 161.



Michelle Lanigan

Phone: (03) 9761 0777

Mobile: 0417 361 161

Email: enquiries@michellelanigan.com.au

Additional Features

Features

Occupancy: Tenanted: Available upon request

Yield: 5%

Lease Term: Varied

Bonds / Guarantees: yes

Rent Review: annual

Car Spaces: allocated per suite

Air Conditioning: yes

Roller Doors: yes

Lifts: no

Car Parking Fees: included in rental

Outgoings

Outgoings Payable: payable by tenant

Water Rates: payable by tenant

Council Rates: payable by tenant

Owners Corp. / Insurance: payable by tenant

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
164 Boronia Road	0	624m2 (Building = lettable area only)	N/A	\$2,410,001	N/A