



## Investment Opportunity - HUGE PRICE REDUCTION

171 Boronia Road, BORONIA, VIC 3155

Investment (), Offices

Property ID: 8075

Price: \$1,200,000 Rent: N/A

Building: 400m<sup>2</sup> Land: 992m<sup>2</sup>



Currently 4 office suites are leased, and there is also potential for future development (STCA). This property is located next to Boronia Village Shopping Centre and a short stroll to the bus and train stations. Ample parking at the rear.

Estimated annual rental if fully leased is approx. \$70,000 plus outgoings.  
Currently returning around \$48,600.00 pa plus outgoings.

There are 6 offices:

#### Ground Floor

##### Suite 1 -

- Currently vacant.
- Open plan with sink unit.
- Heating/cooling.
- Ground floor access with beautiful natural light and plenty of windows facing Boronia Road.

##### Suite 2 –

- Currently leased till August 2022.
- Fully partitioned by the current tenant.
- Heating and cooling and has its own sink unit.

##### Suite 3 –

- Monthly tenancy, and occupied by the same tenant for nearly 20 years.
- The ground floor also offers a communal kitchen with sink unit and fridge.
- 2 male and 2 female toilets.
- Each suite is alarmed.

#### First Floor

##### Suite 4 –

- Currently vacant.
- Open plan with heating/cooling.
- Beautiful natural light and plenty of windows facing Boronia Road.

##### Suite 5 –

- Leased until November 2020.
- Fully partitioned by the current tenant and decorated in bright beautiful colours to welcome any client.
- Heating/Cooling and own sink unit.

##### Suite 6 –

- Leased until February 2023.
- Fully partitioned by the current tenant and also decorated in bright beautiful colours.
- Beautiful natural light with plenty of windows.
- The first floor area also offers a communal kitchen with sink unit and fridge.
- 1 male and 1 female toilet.
- Each suite is alarmed.

Please phone for further details.



**Michelle Lanigan**  
**Phone:** (03) 9761 0777  
**Mobile:** 0417 361 161  
**Email:** enquiries@michellelanigan.com.au

### Additional Features

### Features

**Occupancy:** Vacant

### Outgoings

Nil

### Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
171 Boronia Road	0	400m2	992m2	\$1,200,000	N/A