



Investment for Sale - Main Road Exposure

1, 1138 Burwood Highway, UPPER FERNTREE GULLY, VIC 3156

Industrial, Investment (), Retail, Showroom

Property ID: 8078

Price: Contact Agent Rent: N/A

Building: 375m2 Land: N/A



Investment for Sale - Offers in excess of \$840,000.00 will be considered.

Secure lease to Pot Belly Stove who have been in possession since April 2000 and have been an excellent tenants.

- Main Road frontage to Burwood Highway
- On site parking
- 4 year lease that commenced April 2020
- Annual rental \$40,176.00 pa plus GST and outgoings (excluding land tax)
- 2 further terms of 3 years
- Building area 375 sqm

Please phone for further details.



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Additional Features

Features

Occupancy: Vacant
Lease Term: 4 + 3 + 3
Bonds / Guarantees: paid by tenant
Condition: Very good
Roller Doors: 1

Outgoings

Outgoings Payable: payable by tenant
Water Rates: payable by tenant
Land Tax: payable by landlord
Council Rates: payable by tenant
Owners Corp. / Insurance: payable by tenant

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
1/1138 Burwood Highway	0	375m2	N/A	Contact Agent	N/A