



CRABTREES

REAL ESTATE



Located in the tightly held Moorabbin Business Park is this great little investment opportunity currently leased to a gymnastics school. Features include:

- * Total building size: 245sqm
- * Includes 65sqm first floor office
- * Carpeted and air conditioned office
- * Container height roller door
- * 4 on site car spaces
- * Built by Pellicano Builders

Tenant Details:

- + 3 year lease commenced March 2009
- + Current Rental of \$33,618.84 net
- + Annual 3% increases

Price : \$495,000
Building Size : 245 sqm
View : <https://www.crabtrees.com.au/sale/vic/bayside/moorabbin/commercial/industrial/5861385>



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For further details and inspections contact Crabtrees

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.