



## 24A Braeside Drive Braeside VIC

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Crabtrees Real Estate are delighted to offer for private sale this long term securely leased food production facility in Braeside.

### Features include:

- + Tenant in occupation since 2006
- + Recently renewed 6 year lease
- + Rent: \$62,496 pa NET + GST + Outgoings
- + Reviews: Annual 4% or CPI increases at lessors discretion
- + Solid office warehouse of 425 sqm\*
- + Tenant occupies 3 adjoining properties
- + Significant modern specialised fit-out with food certification
- + Tenant: Prestige Food Manufacturing Pty Ltd was founded in 1990 and are the number one supplier of natural stocks and sauces to the food service and food

<b>Price</b>	: \$800,000
<b>Building Size</b>	: 425 sqm
<b>Land Size</b>	: 456 sqm
<b>View</b>	: <a href="https://www.crabtrees.com.au/sale/vic/braeside/braeside/commercial/industrial/5863632">https://www.crabtrees.com.au/sale/vic/braeside/braeside/commercial/industrial/5863632</a>

<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.