



## 8/1470 Ferntree Gully Road Knoxfield VIC

Crabtrees Real Estate are delighted to offer for private sale this recently leased high quality modern office warehouse in a premium development.

### Features:

- + Two (2) year lease from 4th May 2020
- + Rent: \$31,799 pa NET + GST (tenant pays all outgoings)
- + Reviews: Annual 3% increases
- + Option: One further term of Two (2) years
- + Tenant: La Vendemia Wines

Located adjoining McDonalds, Amart Furniture, Decathlon, Jetts Fitness, RSEA Safety Wear and Stramit. Strategically positioned opposite Bunnings with direct access to Ferntree Gully Road between EastLink & Burwood Highway.

**Price** : \$650,000  
**Building Size** : 208 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/knoxfield/commercial/industrial/5863792>



**Megan Miles**  
0401 288 800



**Pana Kritikos**  
(03) 95678888