



### 3 Clive Street Springvale VIC

Crabtrees Real Estate are pleased to offer 3 Clive Street, Springvale for sale via Public Auction on Wednesday 2nd March at 1pm on-site.

This presents an outstanding opportunity to acquire a secure industrial investment positioned in the heart of Springvale's industrial precinct.

Located just off Centre Road and between Westall and Springvale Road, this prime position provides easy access to Dandenong Road and M1 Freeway.

#### Tenancy Details:

- + Long standing established tenant Chemwell Pty Ltd occupying the building since 1998
- + New 3 x 3 year lease commencing March 2021
- + Currently returning \$55,020 per annum + Outgoings

**Price** : CONTACT AGENT  
**Building Size** : 660 sqm  
**Land Size** : 812 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/springvale/commercial/industrial/6828566>



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