



## 5/25-35 Cranbourne Road Narre Warren VIC

Crabtrees Real Estate are pleased to present for Sale Unit 5/25-35 Cranbourne Road, Narre Warren.

Positioned with great access to major road arterials such as the Westernport Highway, South Gippsland Highway and EastLink, this property is sure to tick all the boxes.

### Lease Details:

- + Leased to Amokz Group Pty Ltd
- + Rental income of \$50,000 per annum plus GST and Outgoings
- + Five (5) year term commencing from September 2022
- + 3% annual increases
- + 3 Months security deposit
- + One (1) further term of five (5) years

### Key Features Include:

**Price** : \$899,000  
**Building Size** : 460 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/narre-warren/commercial/industrial/7648082>



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<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.