



## 1-11 Knowles Road Dandenong South VIC

Crabtrees Real Estate are excited to offer 1-11 Knowles Road, Dandenong South for Private Sale.

Located just off South Gippsland Highway with exposure to the South Gippsland Freeway, this prime investment has excellent access to the M1 Freeway and EastLink.

### INVESTMENT FEATURES:

- + Securely leased to Care Automotive Group Pty Ltd
- + Returning \$498,000 per annum plus GST and Outgoings
- + Brand new five (5) year lease
- + Bank and Directors Guarantee
- + 4% annual rent reviews

### KEY FEATURES:

<b>Price</b>	: CONTACT AGENT
<b>Building Size</b>	: 3177 sqm
<b>Land Size</b>	: 6324 sqm
<b>View</b>	: <a href="https://www.crabtrees.com.au/sale/vic/south-east/dandenong-south/commercial/industrial/7756419">https://www.crabtrees.com.au/sale/vic/south-east/dandenong-south/commercial/industrial/7756419</a>



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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.