



Stellar High Yield Investment Opportunity - Circa 5.50+% Net Return in Expanding...

11, 42 McArthurs Rd, ALTONA NORTH, VIC 3025

Industrial, Investment (Offices, Industrial, Showroom)

Property ID: 1772

Price: Contact Agent Rent: \$60,000

Building: 414m2 Land: 314m2



Just leased - New 3 + 3 year office warehouse showroom leased to solid tenant
 Rapidly expanding beverage importer and distributor tenant
 Just completed McArthurs Business Park
 Conveniently positioned 10 min to Westgate Bridge & Ports
 2 minute walk to local cafes, shopping centre & Millers In Hotel
 Air conditioned mezzanine offices of 101m2
 Rapidly transforming commercial precinct with prospect of significant capital gains
 414m2 including 101m2 air conditioned office mezzanine
 Annual net rental \$60K p.a. + GST + outgoings
 Built in growth with 4% annual rental increases
 Flexible Industrial 3 Zone suitable for broad range of business activities
 4 car spaces & container height roller door
 Includes amenities, kitchenette & shower
 Inspect Wednesdays 12pm - 12.30pm
 Contact Glyn Bosisto 0414 304 580 for more details

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Glyn Bosisto
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Additional Features

Features

Occupancy: Tenanted: Sa' Pere Drinks Pty Ltd
Zoning: Industrial 3
Commenced: 13/01/2020
Yield: 6
Lease Term: 3 Year and 3 Months + 3 Years
Bonds / Guarantees: \$16,500
Rent Review: 4% annual increase
Car Spaces: 4
Availability: Now
Condition: Brand New
Air Conditioning: Yes to Offices
Roller Doors: 1 roller shutter door
Floors: 2 Levels
Lifts: N/A
Sprinklers: N/A
Height: 6.5+m
Age: New Property 2020
Car Parking Fees: N/A

Outgoings

Outgoings Payable: Lessee pays all outgoings
Water Rates: TBA
Land Tax: TBA
Council Rates: TBA
Owners Corp. / Insurance: TBA

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Unit 11	0	414m2 (Includes 101m2 air conditioned offices mezzanine)	314m2	Contact Agent	\$60,000