




CRABTREES

REAL ESTATE



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Quality building previously used as Daimler Chrysler training centre, refurbished to a high standard and now securely leased to Grundfos Pumps Pty Ltd.

Features:

- * Double level partitioned and air conditioned offices / training rooms,
- * High bay warehouse / storage area with evaporative cooling
- * 22 on site car spaces,
- * Returning \$132,000 pa net,
- * Annual 4% rental increases,
- * Bank Guarantee security of \$83,000

Great opportunity for astute investors to secure a well leased property at well below replacement cost in one of Melbourne's premier commercial locations.

Price : 1,700,000
Building Size : 1075 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/mulgrave/commercial/industrial/5860817>



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Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.