



CRABTREES

REAL ESTATE



1st Floor/1350 Ferntree Gully Road SCORESBY VIC

Main road office building in good condition with 2 quality tenants currently returning features:

* Two level office building, 1st floor with great views , building in good overall condition, partitioned, air conditioned and carpeted

* Super close to EASTLINK

* Large site enables further development, currently has plans and permits for development of 20 boutique office suites

* Ground floor securely leased to Knox Division of General Practice Ltd, currently returning \$97,240 per annum net, \$26,000 Bank Guarantee security, annual rent reviews

Price : \$3,000,000 / \$101,660
Building Size : 598 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/scoresby/commercial/offices/5861208>



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