



## 1146 Dandenong Road CARNEGIE VIC

Auction Thursday 1st August 2013 at 1pm onsite.

Versatile commercial investment benefitting from an underlying value and future development opportunity with a Residential 1 Zoning.

The property is currently lease on the following terms operating as a Sunspot Skin Cancer Clinic:

Rental: \$38,750 Plus GST + Outgoings  
Term: 5 years which commenced 1st December 2011  
Further Term: One further term of 5 years  
Annual Increases: CPI  
Outgoings: Payable by Tenant

Property Features:

**Price** : POA  
**Building Size** : 175 sqm  
**Land Size** : 563 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/carnegie/commercial/healthcare/5861851>