



CRABTREES

REAL ESTATE



3/9 Phoenix Court BRAESIDE VIC

This is an exceptional investment opportunity to secure a very well presented office warehouse of 282sqm* ideally located in Braeside's popular Woodlands Estate.

Lease details:

Rental: \$26,000 plus GST per annum
Term: 3 years which commenced 18th December 2013
Further Term: One further term of 2 years
Annual Increases: 3.5%
Outgoings: Payable by Tenant
Security Deposit: 3 months rent

Price : \$440,000
Building Size : 282 sqm
View : <https://www.crabtrees.com.au/sale/vic/braeside/braeside/commercial/industrial/5861968>

Property Features:

+ Includes air conditioned office of 90sqm*

<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.