



CRABTREES

REAL ESTATE



20/35-37 Dunlop Road MULGRAVE VIC

Located in the NEXUS Business Park near Springvale Road this immaculately presented building is ideal for either an owner occupier or astute investor.

Currently there is a secure monthly tenant paying \$69,000p/a approx. The tenant would consider signing a new lease.

The premises features:

- + Ground Floor open plan showroom/office area
- + Separate male and female toilets plus kitchenette
- + First floor carpeted offices with floor to ceiling glass partitioned office plus large boardroom
- + Container Height Roller Door
- + Spoilt with natural light
- + Abundance of on-grade & basement parking

Price : \$1,100,000
Building Size : 520 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/mulgrave/commercial/offices/5862210>



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