



# CRABTREES

REAL ESTATE



## 14/19-23 Clarinda Road OAKLEIGH SOUTH VIC

This is an exceptional opportunity to obtain a solid investment within this high quality office warehouse in immaculate condition ideally located in a tightly held location.

**Price** : \$520,000  
**Building Size** : 224 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/oakleigh-south/commercial/industrial/5862278>

### Lease Particulars

- + 3x3 year lease from April 2015
- + Current return of \$33,500 pa net
- + Annual increases of 3%

### Property Features:

- + Total building area of 248m2\*

<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.