



5 Clive Street SPRINGVALE VIC



Crabtrees are pleased to offer for sale by Auction this amazing opportunity to acquire a modern industrial investment in the heart of Springvale's industrial precinct.

Located just off Centre Road and between Westall and Springvale Roads, the central position provides easy access to Dandenong Road and M1 Freeway.

Tenancy Details:

- + Leased to long standing tenant OTR Sports (Tiffany Ho International Pty Ltd)
- + Leased until 30th November 2024 at a current rental of \$61,752.60 per annum net* (rent increases to \$64,500 per annum net* on 1st December 2019)
- + Annual CPI increases
- + Security deposit plus directors guarantees

Price : Contact Agent
Building Size : 660 sqm
View : <https://www.crabtrees.com.au/sale/vic/south-east/springvale/commercial/offices/5863074>