



CRABTREES

REAL ESTATE



21/417 Warrigal Road MOORABBIN VIC

With a convenient Warrigal Road location this factory/warehouse offers a great opportunity to start your investment portfolio or to occupy.

Positioned in a tightly held boutique development and surrounded by major retailers such as Bunnings, Hungry Jacks, Savers, Fantastic Furniture and Middy's, the location is premium.

Tenancy Details:

- + Mordialloc Theatre Company Inc.
- + 2 years from 1 August, 2017 with rent commencing at \$11,618.40
- + CPI increases
- + Tenant has indicated they would like to stay on

Features include:

Price : \$250,000
Building Size : 120 sqm
View : <https://www.crabtrees.com.au/sale/vic/bayside/moorabbin/commercial/offices/5863093>

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