



# CRABTREES

REAL ESTATE



### 3/3 Capital Court BRAESIDE VIC

Crabtrees Real Estate are delighted to offer for sale by Public Auction this securely leased high quality modern office warehouse in Braeside.

Features include:

- + Three (3) year lease from 18th April, 2019
- + Rent: \$82,500 pa net + GST
- + Reviews: Annual 3% increases
- + Options: Three (3) + Three (3) years
- + Tenant: Ironside Construction Pty Ltd
- + High quality office warehouse of 968 sqm\*
- + Freehold title with 1,329 sqm\* land area
- + Outstanding location with easy access to EastLink, Frankston Freeway, Mornington Peninsula Freeway and Frankston-Dandenong Road

10% deposit, balance 30 - 60 days

**Price** : Contact Agent  
**Building Size** : 968 sqm  
**Land Size** : 1329 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/braeside/braeside/commercial/industrial/5863159>

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Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.