



LEASED!
NOW
FOR SALE



4 Rainier Crescent Clyde North VIC

Crabtrees Real Estate are excited to offer for Sale 4 Rainier Crescent, Clyde North, a brand new leased high quality office warehouse of 827 sqm on its own freehold title of 1,200 sqm returning \$77,000 pa Net + GST.

Situated in the Summit Business Park high growth Clyde North precinct, this exceptional investment opportunity features:

- + 3 Year & 3 month lease from 1st October
- + Returning \$77,000 PA Net + GST
- + Tenant Ostruss Timber Frames Pty Ltd
- + Annual 3% increases
- + Tenant pays all outgoings
- + Dual level offices of 168sqm
- + High bright warehouse of 659 sqm
- + Security fences with electric gate

Price : \$1,475,000
Building Size : 827 sqm
Land Size : 1200 sqm
View : <https://www.crabtrees.com.au/lease/vic/south-east/clyde-north/commercial/industrial/5863699>



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