

Industrial Investment with Reliable Tenant

For Sale

\$570,000 - \$620,000

Sale by Negotiation

Industrial/Warehouse • Showrooms/Bulky Goods

4/227-239 Wells Road, Chelsea Heights, Vic 3196

Floor Area:

370 m²

Land Area:

292.00 m² (approx)



Property Description

Ray White Commercial Ferntree Gully is proud to present For Sale this quality Industrial Investment.

The property is currently leased to a reliable tenant who is in their 7th year of occupation with three (3) further one (1) year terms, and returning \$30,540.00 per annum plus GST and Outgoings.

This industrial property is well serviced and easily accessible via Wells Road, Springvale Road and in close proximity to major arterials such as the Mornington Peninsula Freeway.

Property Features Include:-

- Building Area: 370sqm*
- Includes Mezzanine Area: 173sqm*
- Land Area: 292sqm*
- Motorised Roller Door
- 3 Phase Power Supply
- Dual Amenities
- Four (4) On-Site Car Parking Spaces on Title

Tenancy Details:-

- Current Sitting Tenant in Occupation for Seven (7) Years
- Leased to Kennedy's Fitness Pty Ltd
- One (1) Year Lease
- Three (3) Further One (1) Year Terms
- Current Rental: \$30,540 Per Annum Net

To arrange an inspection or for further information, please call Mitch Rosam ...

Additional Details

Tenure Type	Car Spaces
Tenanted Investment	4

Zoning
Commercial 2 Zone



4/227-239 Wells Road, Chelsea Heights, Vic 3196



Paul Waterhouse

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Mitch Rosam

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Ray White Commercial Ferntree Gully - FERNTREE GULLY

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