



## Excellent Investment Property

Office 26sqm; Total area 41sqm; This excellent office space is pleasing to all property investors leased on 3 x 3 with 3% increases this office space is fantastic value. Has its own kitchenette, amenities, natural light and cupboard space. Perfect stepping stone for a first investment.

Fantastic value at \$200,000

3 x 3 Year Lease

3% Increases

\$15,070.56 PA Nett + GST

Strata \$1,162.68pa

Water \$47.36pa

Rates \$1,218.53pa

Area 26 sqm Office; total area 41 sqm with undercover car space

Features:

- Close to shops, Close to Schools and Transport

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



<b>Price</b>	SOLD for \$200,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	59
<b>Office Area</b>	32 m2

### Agent Details

Patrick Cowie - 0417 388 621

### Office Details

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**Patrick Cowie**  
REAL ESTATE