



3 Everage Street MOONEE PONDS VIC

An excellent opportunity for an astute investor. With the current rejuvenation of Hall Street into a pedestrian friendly commercial and cosmopolitan hub right in the heart of the Moonee Ponds activity centre adjacent to Centra35 and multiple residential dwellings proposed. Offering a secure leasehold with a proven long term tenant. An ideal investment for Self-managed Super funds.

- Net annual Rental \$35,000pa
- Current 3 year lease (commenced December 2014) with 2 further terms of 3 years
- Annual rental reviews at CPI
- Market reviews at the commencement of each new term
- Tenant pays all outgoing
- Private Kitchen and Bathroom amenities
- Quality light fittings, fully air conditioned
- Strong potential for Rental Growth in fast developing

Building Size : 80 sqm
View : <https://www.alexkarbon.com.au/sale/vic/north/moonee-ponds/commercial/retail/6208072>



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