



2/60 Miller Street EPPING, VIC

## INDUSTRIAL INVESTMENT OPPORTUNITY - NO GST PAYABLE!!

- Superbly positioned off Cooper Street with easy access to the Epping Plaza, Melbourne Wholesale Markets and the Ring Road.
- Factory/warehouse of 300sqm with street frontage.
- Features on site car parking and office area.
- Returning \$19,610.52 per annum net.
- Tenant pays all outgoings.
- New 2 year lease from 1.8.2013 with 2 further 3 year options.

**Price:** \$399,000

Great opportunity to invest in a Blue Chip Industrial precinct

Contact John Kalpakis 0412 500 250.

LOVE & CO

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