

1/177 High Street THOMASTOWN, VIC

**PRIME COMMERCIAL INVESTMENT  
OPPORTUNITY.**

**Price:** SOLD

SHOP AND OFFICE WITH 2 TITLES TO BE SOLD AS ONE.  
COMBINED NET ANNUAL INCOME OF \$63,407 PER ANNUM.

- Tenants pay all outgoings.
- Solid building of 220m2 approx over 2 levels with ample on site rear parking.
- Excellent future potential to further develop (STCA)

Ground floor tenancy (Nowicki Carbone Lawyers) returning \$31,500 per annum net.

- Lease terms: 3 + 3 + 3 years from 1.1.2011.
- Fixed 5% annual increases.
- Tenant pays all outgoings.

First floor tenancy (Trifon Accounting Services) returning \$31,907 per annum net.

- Occupied by the same accountancy business for the last 20 years.
- Lease terms: 10 + 10 + 10 years from 1.7.2006.
- Fixed 5% annual increases.
- Tenant pays all outgoings.

Contact John Kalpakis 0412 500 250

LOVE & CO

**Love Commercial**

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