



414 Gilbert Road Preston, VIC

## DUAL INCOME OR POTENTIAL DEVELOPMENT OPPORTUNITY

- Land area: 268sqm
- Corner position
- Excellent exposure
- Tenancy 1 - 143 sqm retail/office building with a potential rental of around \$22,000 per annual
- Tenancy 2 - Telecommunications facility, currently returning approx \$11,916.50 pa gross with fixed annual increases
- Zoned Commercial 1

With future redevelopment potential (STCA) and a sought after Preston address, this is an attractive opportunity for an astute investor.

Contact John Star 0418 951 604

Price: CONTACT AGENT

LOVE & CO

**Love Commercial**

commercial@lovere.com.au

# 414 Gilbert Rd. Preston

R.O.W  
7.2m

Telecom control room

Telecom  
tower

268m<sup>2</sup>  
(approx.)

Storage

39.3m

39.3m

LOVE & CO

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Preston, VIC