



24 Miller Street Epping, VIC

## LEASED INDUSTRIAL INVESTMENT OPPORTUNITY!

- Superbly positioned off Cooper Street with easy access to the Epping Plaza, Northern Hospital, Melbourne Wholesale Markets and the Ring Road.
- Factory/warehouse of 240m2 with Miller Street frontage.
- Features on site car parking and reception/office area.
- Three year lease from 1.5.2013 with a further 3 year option.
- Returning \$27,488.28 per annum net.
- Leased to long established business.
- Tenant pays all outgoings.
- Zoned Industrial 3.

Great opportunity to invest in a Blue Chip Industrial precinct

Contact John Kalpakis 0412 500 250.

Price: \$399,000

LOVE & CO

**Love Commercial**

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