

32 Fleet Street SOMERTON, VIC

BRAND NEW OFFICE WAREHOUSE WITH STREET FRONTAGE.**Price:** 239,000**6 MONTHS RENTAL GUARANTEE @ 7% FOR INVESTORS**

* Superbly located with easy access to Cooper Street, Hume Highway, Somerton Road, the ring roads, the Coles Myer \$100m Warehouse/Distribution Centre and the proposed Melbourne Wholesale Markets

* Modern concrete tilt panel construction

* High clearance electric roller shutter door container access

* On site parking & 3 phase power

* Tax depreciation benefits

* Zoned industrial 1

* A great property to occupy or add to your industrial investment portfolio

* Stamp duty savings if purchased before or during construction

TO VIEW PLANS CONTACT**JOHN KALPAKIS 0412 500 250**

Office area: 30m2 approx

Warehouse area: 150m2 approx

Total area: 180m2 approx

LOVE & CO

Love Commercial

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