

12/148 Arthurton Road NORTHCOTE, VIC

## INNER CITY INVESTMENT OPPORTUNITY-BRAND NEW WAREHOUSE

**Price:** \$160,000

Superbly positioned only 6.5 kms from the heart of the Melbourne CBD, with easy access to High and Nicholson Streets and St Georges Road.

\* Pre leased to Storage King at \$10,000 per annum net with annual increases.

\* Tenant pays all outgoing.

\* Lease term: 2 years x 2 years.

\* Lease to commence on completion of the development.

\* Front and rear key card security gate access.

\* Roller shutter door access.

\* Tax depreciation benefits.

\* Concrete construction.

\* Buy off the plan and save \$1000's in stamp duty.

Contact John Kalpakis on 0412 500 250

LOVE & CO

**Love Commercial**

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