



15/53 Gateway Boulevard Epping, VIC

LEASED INVESTMENT OPPORTUNITY - THE GATEWAY BUSINESS PARK!!

As new outstanding showroom with modern first floor office, warehouse and mezzanine storage area.

Superbly positioned with easy access to the Melbourne Wholesale Fruit , Vegetable & Flower Market, Ring Road and Hume Highway.

Features: Office with carpets, heating and cooling, rear roller shutter door access, 3 phase power and ample on street parking.

- Income of \$27,040 per annum net with annual increases.

- Lease term of 2.6+ 2+2 years from 1.12.2013.

- Tenant pays all outgoings.

- Showroom area: 108sqm

- First floor office area: 60sqm

- Mezzanine area: 80sqm

- Warehouse area: 300sqm

Price: CONTACT AGENT

LOVE & CO

Love Commercial

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