



7 Prime Street Thomastown, VIC

## NEAR - NEW INVESTMENT OPPORTUNITY

Add this great little property to your Super portfolio now!?. before the pre end of financial year rush.

- Building area 140 sqm
- Office area 30 sqm
- Situated in a near-new development
- 2 allocated car spaces
- Alarm & Video Surveillance
- Excellent Thomastown location
- Close to major arterial roads
- Only minutes from the Ring Road
- Currently leased on a 2 year term
- Option for a further 2 years
- Current rent \$17,000 pa with fixed increases
- Outgoings payable by the tenant

**Price:** CONTACT AGENT



**Love Commercial**

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