



**Unit 9, 35 Dunlop Road, Mulgrave**



## MAGNIFICENT BUILDING IN MODERN BUSINESS PARK READY FOR AN INVESTOR

INVESTORS LOOK NO FURTHER!

EXCELLENT TENANT ON LONG TERM LEASE WITH GREAT RETURN PER ANNUM.

ANNUAL INCREASES. MANAGED WITH NO FUSS AT ALL.

LOCK THIS AWAY IN YOUR SUPER FUND AND REAP THE REWARDS!

Property features:

- \* Total building area 390m2
- \* Total office area 180m2
- \* Total warehouse area 210m2
- \* Staff amenities with shower
- \* Ground and first floor kitchen
- \* 400m from the Monash freeway
- \* Ducted heating and cooling
- \* 7 onsite car spaces with 2 underground
- \* Container height roller door

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	459
<b>Office Area</b>	180 m2
<b>Warehouse Area</b>	210 m2
<b>Floor Area</b>	390 m2

### Agent Details

Matthew Kenny - 0413743876

### Office Details

Cheltenham  
15/148 Chesterville Road  
Cheltenham VIC 3192 Australia  
1300 653 004



Contact ALL Commercial Real Estate today! Matthew Kenny 0413743876  
Don't miss this fantastic opportunity!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any