



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 Commercial

commercial@lovere.com.au