



22-24 Brooklyn Court Campbellfield, VIC

### Prime Investment Opportunity

Excellent investment property, superbly positioned in the heart of Campbellfield with easy access to the Metropolitan Ring Road, Hume Freeway, Cooper Street. No GST payable on the sale as a current lease is in place.

- \* Securely leased on a 3-year term at \$58,000.00 PA plus outgoings and GST
- \* Total building area of 1000 m2 (approx.)
- \* Clear span warehouse of 640 m2 (approx.)
- \* Storage mezzanine area of 180 m2 (approx.)
- \* Office and amenities of 180 m2 (approx.)
- \* 250 m2 (approx.) of hard stand at the side of the building
- \* Male and female toilets including shower
- \* Lockable yard with ample parking
- \* Three roller doors providing excellent stock access

**Price:** SOLD

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



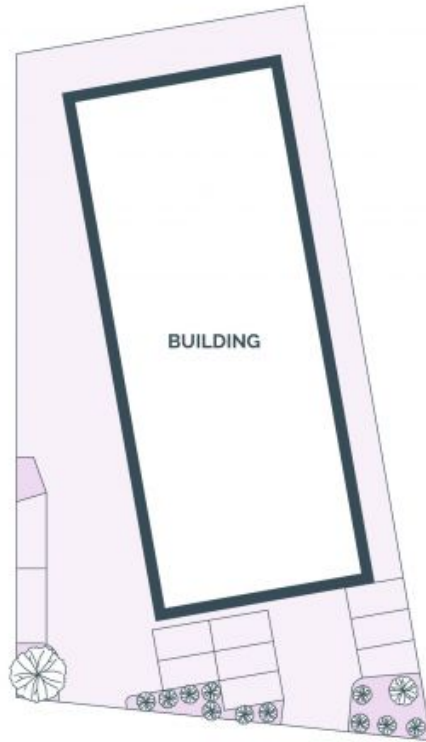
**Branko Agatanovic Branko Agatanovic**

0448 035 565

0448 035 565

branko.a@lovere.com.au

branko.a@lovere.com.au



Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

**LOVE & CO**

**22-24 Brooklyn Court**

**Campbellfield, VIC**

**LOVE & CO**