



27 Merola Way Campbellfield, VIC

### Excellent Investment Opportunity!

Looking for a strong return and the security of a long lease - Look No Further!

This high clearance, modern, 435 m2 (approx.) factory/warehouse with 2 level airconditioned offices, excellent amenities and 7 on site car spaces provides a perfect investment opportunity.

**Key Features:**

- \* 3 year lease in place with 2 further terms of 3 years each.
- \* Leased at \$63,800.00 pa + Outgoings
- \* 4% Annual increases

**Key Points:**

- \* Container Height, Electric Roller Door.
- \* 3 Phase Power
- \* Easy access to the Hume Highway and Cooper Street and Metropolitan Ring Road.

**Price:** SOLD: \$1,226,000



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Car Space  
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