



## 8A Balmoral Avenue SPRINGVALE

### Blue Chip investment opportunity

\*This premises is located in a well-known landmark in Springvale CBD, popular among the locals and high foot traffic, most are buy to hold, so don't miss this golden opportunity.

- \* Renewed lease August 2021 term 5 years + 1 x 5 years further term.
- \* August 2022 increase fixed 3%, and subsequent years 4% fixed annual increase
- \* Market review ?further term
- \* Tenant pays all outgoings (except landlord tax)
- \* Floor Area: 64 m2 (approx).
- \* Multi-storey public car parking at rear.

Terms: 10% deposit  
Balance: 60 days

**Council Rates:** \$4,185.00/year (approx)  
**Water Rates:** \$900.00/year (approx)  
**Strata Rates:** \$3,600.00/year (approx)



**Tony Le**

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