



## SPRINGVALE

### Blue Chip investment opportunity or Occupy!

This premises is located in a well-known landmark in Springvale CBD, Buckingham Avenue is well known as the retail core of Springvale Centre, popular among the locals and high foot traffic, most are buy to hold, so don't miss this golden opportunity.

- \* Floor Area: 45 m2 (approx).
- \* Multi-storey public car parking at rear.
- \* Excellent exposure
- \* Secure tenant
- \* Firm lease with future options
- \* Tenant pays all outgoings (except land tax)
- \* 4% Fixed annual increase

For more information, please call Thu Le 0421 903 814 or Tony Le 0412 133 378

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



**Thu Le**

0421 903 814



**Tony Le**

0412 133 378