



## 323-325 Springvale Road SPRINGVALE

### Rare Blue Chip Investment

- \* Lease to 2 tenants
- \* Tenant 1: Lease commencing 05/07/2019
- \* Current term 5 years
- \* Further terms 5 years + 5 years
- \* Tenant 2: Lease commencing 01/07/2022
- \* Current term 5 years
- \* 5 years + 5 years + 5 years
- \* Building area: 260m<sup>2</sup>\* + 48m<sup>2</sup>\* Storage
- \* Prime allotment of approx. 326m<sup>2</sup>.
- \* Two frontages
- \* Further development possible Subject to Council Approval.

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

Terms: 10% deposit  
 Balance: 30/60 days

\*\* Please provide at least a contact number for further information



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