

**FOR SALE**

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**410-418 Princes Highway , NOBLE PARK  
3174 (ID:8187)**

**GREAT INVESTMENT SOLD BY RORY AND REN ANOTHER  
WANTED!!**

**Building Area** 4,124 sqm  
**Sale Price** \$3,500,000.00

Outstanding investment property with Huge Frontage to Princes Highway.

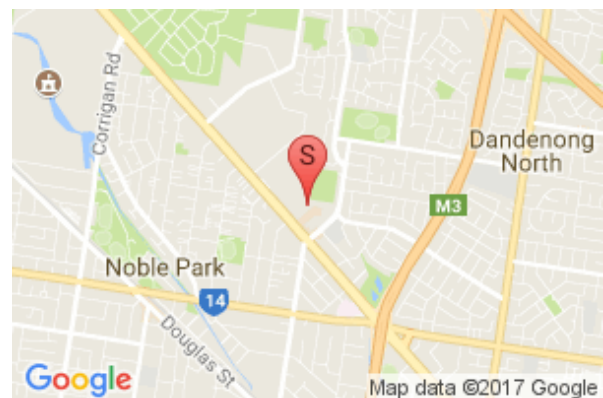
**Property Features:**

- Site Area 7,954m<sup>2</sup>
- Very clean Dado construction
- Full length canopy
- 4 Electric Container height roller doors
- Security Gated and Fenced
- Good Offices
- Showroom space
- Staff facilities

**CONTACT**

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-Truck access

Lease Details:

Lease Term - 5 years with 5 Year option

Phone Tower - 20 Year Lease

CPI Increases

Net Rental - \$201,909.25 P.A + GST

Contact Agents for further details or to arrange inspection on this fantastic investment.