

SALES ANALYSIS

Level 1, 240-246 Clyde Road, Berwick

A STRONG INVESTMENT



PROPERTY DESCRIPTION

Level 1, 240 - 246 Clyde Road is prominently positioned on busy main road, on corner of Homestead Road. The subject property is located approximately 47 kms from the Melbourne CBD.

The property is positioned within close proximity to a number of main arterial roadways including Princes Freeway, Princes Highway, Greaves Road, Cranbourne Road.

The Clyde road property is located on a prominent corner main road location in Berwick, amongst numerous retail and commercial businesses.

PROPERTY DETAILS

Property Type:	Commercial Investment
Building Area:	320 sqm (approx.)
Parking:	84 On site Car Parks
Zoning:	Residential 1
Occupancy:	Tenanted

INCOME DETAILS

Lessee:	Jetts Fitness Berwick
Income:	\$82,000 per annum (plus GST)
Lease Term:	Seven (7) years

CAMPAIGN SYNOPSIS

Sale Type:	Sold by Expression of Interest
Buyer Calls:	14
Inspections:	4

AGENT COMMENT

'This high quality strata titles investment provided the buyer with a stable tenant utilizing the first floor tenancy as a gymnasium with six years remaining on their seven year lease..'
- Joseph Walton (Director)

TRANSACTION DETAILS

Sale Date:	3 April 2015
Sale Price:	\$1,150,000
Yield:	7% net yield (approx.)
Rate sqm (Build.)	\$ 3,593.75 psm (approx.)
Client:	Private Owner
Purchaser:	Private Investor

THINKING OF SELLING?

CALL US TODAY!

Joseph Walton 0417 309 347