

# SALES ANALYSIS

182 Whitehorse Road, Blackburn

## PRIME RETAIL SHOWROOM - GREAT EXPOSURE



### PROPERTY DESCRIPTION

The subject property is situated on the southern side of Whitehorse on the corner of Alfred Street, in Blackburn.

Blackburn is located approximately 17 kms east of the Melbourne CBD.

182 Whitehorse Road, Blackburn comprises a double storey building primarily of concrete slab construction, which was developed around 2002.

The property benefits from 20 secure basement car parks, with access and egress points available via Whitehorse Road and Alfred Street.

The premises forms part of an Owners Corporation to which it is one of three showroom/office premises.

<b>Property Type:</b>	Commercial Investment
<b>Building Area:</b>	997 sqm (approx.)
<b>Parking:</b>	20 on site car spaces
<b>Zoning:</b>	Commercial 2
<b>Occupancy:</b>	Vacant

### CAMPAIGN SYNOPSIS

<b>Sale Type:</b>	Private Sale
<b>Buyer Calls:</b>	66
<b>Inspections:</b>	18

### AGENT COMMENT

'182 Whitehorse Road, Blackburn, offers the astute investor the opportunity to secure a high quality investment in an enviable location.'

- Joseph Walton (Director)

### TRANSACTION DETAILS

<b>Sale Date:</b>	March 2015
<b>Sale Price:</b>	\$2,250,000
<b>Rate sqm (Build.):</b>	\$8,695 psm (approx.)
<b>Rate sqm (Land.):</b>	\$5,743 psm (approx.)
<b>Client:</b>	Private Owner
<b>Purchaser:</b>	Private Investor

THINKING OF SELLING?

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Joseph Walton 0417 309 347