

# SALES ANALYSIS

## 107 Brunswick Road, Brunswick

### OPPORTUNITY WITH OPTIONS



#### PROPERTY DESCRIPTION

The subject property is situated in an excellent location on busy Brunswick Road only metres from the corner of Lygon Street, Brunswick East and approximately 4 kms north of the Melbourne CBD.

107 Brunswick Road, Brunswick comprises a quality 2 level building primarily of brick construction. We understand that initially the premises comprised a single level brick warehouse, which in 2006/2007 was completely redeveloped to the impressive structure that sits upon the land today.

#### PROPERTY DETAILS

<b>Property Type:</b>	Commercial Investment
<b>Building Area:</b>	682 sqm (approx.)
<b>Street Frontage:</b>	15.09 metres onto Brunswick St
<b>Parking:</b>	6 Car Garage parks via side lane
<b>Zoning:</b>	Industrial 3 Zone
<b>Occupancy:</b>	Tenanted

#### INCOME DETAILS

<b>Lessee:</b>	370 Degrees Group
<b>Income:</b>	\$150,000 per annum (plus gst)
<b>Lease Term:</b>	Six (6) years

#### CAMPAIGN SYNOPSIS

<b>Sale Type:</b>	Sold by Expression of Interest
<b>Buyer Calls:</b>	38
<b>Inspections:</b>	7

#### AGENT COMMENT

'107 Brunswick Road, Brunswick 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>	10 December 2014
<b>Sale Price:</b>	\$1,975,000
<b>Yield:</b>	7.6% net yield
<b>Rate sqm (Build.)</b>	\$2,895.89 psm (approx.)
<b>Client:</b>	Private Owner
<b>Purchaser:</b>	Private Investor

THINKING OF SELLING?

CALL US TODAY!

Joseph Walton 0417 309 347