

SALES ANALYSIS

455 Burke Road, Glen Iris



HIGH PROFILE OPPORTUNITY

PROPERTY DESCRIPTION

The subject property is prominently situated on the south west corner of Burke Rd and Toorak Rd, Glen Iris.

The subject property comprises a two storey solid brick retail building of approximately 275 square metres. The ground floor comprises an open plan retail area, whilst the upper level is most suited for utilisation as a office premises.

PROPERTY DETAILS

Property Type:	Commercial Investment
Site Area:	240 sqm (approx.)
Net Lettable Area:	275 sqm (approx.)
Street Frontage:	37.49 metres to Toorak Road 6.4 metres to Burke Road
Parking:	4 on site car spaces
Zoning:	Commercial 1
Occupancy:	Tenanted

INCOME DETAILS

Lessee:	HJBE Pty Ltd
Income:	\$236,900 per annum (plus GST)
Lease Term:	Fifteen (15) years

CAMPAIGN SYNOPSIS

Sale Type:	Auction
Enquiries:	51 Buyers (local & International)
Inspections	16 Inspections

TRANSACTION DETAILS

Sale Date:	16 August 2015
Sale Price	\$1,528,888
Yield	5.5% net yield
Rate sqm (Site.)	\$6,370 psm (approx.)
Rate sqm (NLA.)	\$5,559 psm (approx.)
Client	Private Owner
Purchaser	Private Investor

For further information contact...

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