

SALES ANALYSIS

219-221 Commercial Road, SOUTH YARRA



CLASSIC RETAIL INVESTMENT

PROPERTY DESCRIPTION

The subject property is situated on the north side of Commercial Road, approximately 30 metres west of its intersection of Chapel Street.

219 - 221 Commercial Road, South Yarra comprises a single storey building primarily of brick construction, which has been extensively fitted out for the purpose of the retail of electronic goods.

PROPERTY DETAILS

Property Type:	Retail Investment
Building Area:	455 sqm (approx.)
Site Area:	476.5 sqm (approx.)
Street Frontage:	10 metres to Commercial Rd
Zoning:	Commercial 1
Occupancy:	Tenanted

INCOME DETAILS

Income:	\$180,000 per annum (net)
Lease Term:	Five (5) years
Commencement Date:	1 October 2014
Options:	Nil

CAMPAIGN SYNOPSIS

Sale Type:	Public Auction
Enquiries:	83
Inspections:	22

TRANSACTION DETAILS

Sale Date:	October 2015
Sale Price	\$5,220,000
Yield:	3.44% (approx.)
Rate Sqm (Building):	\$11,472 sqm (approx.)
Rate Sqm (Site):	\$10,955 psm (approx.)
Client:	Private Owner
Purchaser:	Private Investor

For further information contact...

Joseph Walton 0417 309 347