

SALES ANALYSIS

14-16 Brice Avenue, Mooroolbark



PROPERTY DESCRIPTION

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

The property on Clyde Road is a first class retail investment that ticks all the boxes. It has a secure tenant, a quality long term lease & is positioned in a quality location.

PROPERTY DETAILS

Property Type:	Retail
Site Area:	454 sqm (approx.)
Net Lettable Area:	486 sqm (approx.)
Street Frontage:	12.6 metres to Brice Avenue
Zoning:	Commercial 1 Zone
Occupancy:	Tenanted

INCOME DETAILS

Lessee:	Commonwealth Bank
Income:	\$93,000 per annum (plus GST)
Lease Term:	Three (3) years

CAMPAIGN SYNOPSIS

Sale Type:	Sold by Auction
Enquiries:	106 Qualified Buyers (local & International)
Inspections	28 Inspections

TRANSACTION DETAILS

Sale Date:	16 September 2015
Sale Price	\$1,901,000
Yield	4.89% net yield
Rate sqm (Site.)	\$4,187 psm (approx.)
Rate sqm (NLA.)	\$3,911 psm (approx.)
Client	Private Owner
Purchaser	Private Investor

For further information contact...

Joseph Walton 0417 309 347