



**FOR SALE**

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## 410-418 Princes Highway , NOBLE PARK 3174 (ID:8187)

**KNOCK OUT VALUE ON PRINCES HIGHWAY AT ONLY  
\$848M2!**

**Building Area** 4,124 sqm  
**Sale Price** \$3,500,000.00

Outstanding investment property with Huge Frontage to Princes Highway.

### Property Features:

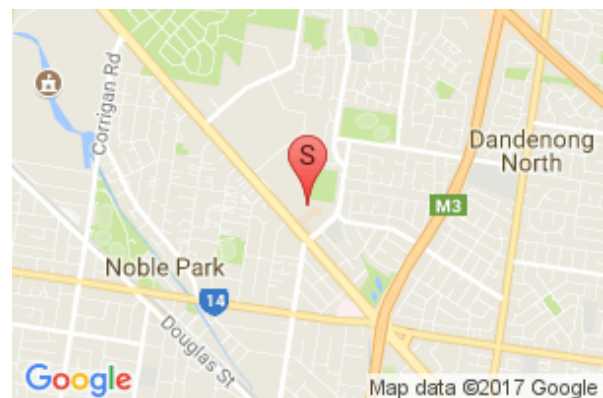
- Site Area 7,954m<sup>2</sup>
- Very clean Dado construction
- Full length canopy
- 4 Electric Container height roller doors
- Security Gated and Fenced
- Good Offices
- Showroom space
- Staff facilities

Please note: All sizes are approximate and whilst every care has been taken to verify the accuracy of this publication Collins Commercial & Industrial Pty Ltd cannot accept any responsibility for any errors and omissions.

## CONTACT

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-Truck access

Lease Details:

Lease Term - 5 years with 5 Year option

Phone Tower - 20 Year Lease

CPI Increases

Net Rental - \$201,909.25 P.A + GST

Contact Agents for further details or to arrange inspection on this fantastic investment.