



A STUNNING INVESTMENT WITH LONG LEASE
For Sale

9646 0812

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5 Emerald Way, South Melbourne

A STUNNING INVESTMENT WITH LONG LEASE

This architecturally designed office or office and caretaker residence is wonderfully located in a South Melbourne mews only walking distance to Clarendon Street, the city, Southbank, South Melbourne Market and multiple tram routes. Set over 4 levels and in pristine condition, the property is leased to a long standing architectural practice for 5 years plus options at \$70,000 pa plus outgoings.

Generous garage for 3 cars plus further permit parking on street is available. If you have been seeking a hassle free long term investment with good yield you must inspect this property. Area 185sqm approx.

Lease details:

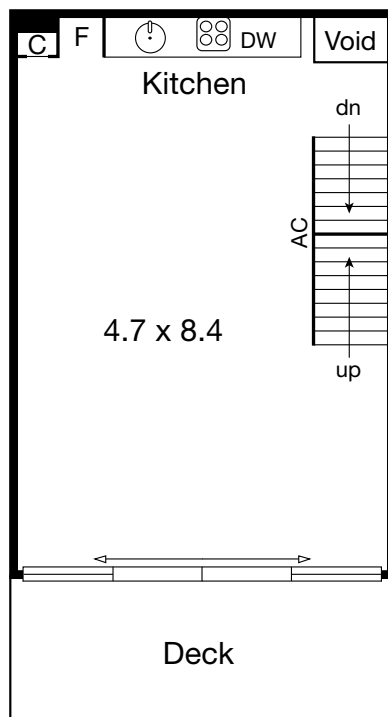
- 5 years from 01/06/2016
- 2 options of 5 years
- Annual cpi reviews
- Tenant pays usual outgoings

FOR SALE

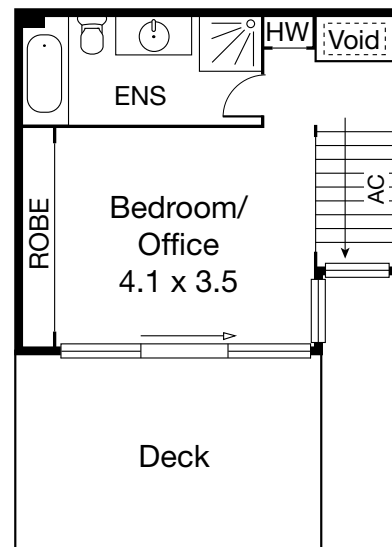
Inspection: As advertised or by appointment

Contact: James Keep 0418 569 594
Michael Szulc 0417 122 809

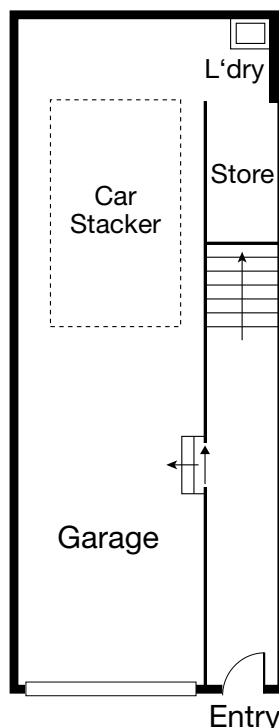
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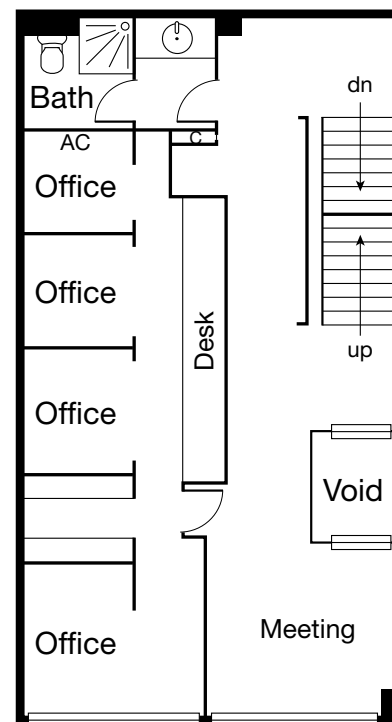
Second Floor



Third Floor



Ground Floor



First Floor

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