



**Sold**

**Level Unit 3, 9 Smith Street, Fitzroy VIC**



## **BOUTIQUE FITZROY OFFICE - A SUPER INVESTMENT !**

Boasting an attractive, modern and secure working environment on a retail strip which is excelling from strength to strength, this securely-leased boutique office investment offers a great opportunity to purchase an entry-level investment in one of Fitzroy's highest quality mixed use developments, sporting a better than average return on your investment.

Features include:

- > Brand new amenities
- > Courtyard views
- > Heating & Air-conditioning
- > Securely leased to Move-In Pty Ltd
- > 5-year terms, commenced 01 April 2017
- > Rental: \$21,632 pa. + GST + outgoings (as of 01 April 2019)
- > 4% annual increases during the term
- > Beautifully designed kitchenette & bathroom (with shower)
- > AREA: 40m2 (approximately)

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**Contract type**

Sale

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**Property Type**

Offices, Commercial

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**Katherine Dean  
Owner Principal**

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