

# FOR SALE

 **METWAY**  
REAL ESTATE



## 890 Albany Hwy, East Victoria Park

Fully Leased Investment

531sqm Land + 7 Car Bays

175sqm Building

Beautiful Character

Long Term Tenant

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# 890 Albany Hwy, East Victoria Park



## Location

Central in the Vic Park commercial area between the Park Shopping Centre and the Balmoral Hotel. The land has a 10 metre frontage to Albany Highway and offers full ROW access to the rear.

## Premises

Fully leased, well maintained modern office well suited to a variety of uses in this popular and versatile location.

X8 offices, a boardroom, kitchen, 2 toilets, a shower and rear on-site parking the premises offer great and accessible facilities.

<b>Land Area</b>	531 sqm
<b>Building Area</b>	175 sqm
<b>Parking</b>	Up to 7 Bays

## Lease Details

Rent	\$44,490 pa (+GST)
Expiry	June 2021
Reviews	Annual to CPI

## Asking Price

\$1.2 million

## Yield

3.7%

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