

For Sale 225m²

commercialhq

Platinum Building 4 Ilya Ave ERINA



UNDER OFFER // INVESTOR OPPORTUNITY - 7% ROI (negotiable)



Reception



Boardroom



Kitchen



Lift



Natural Light



Air Conditioning



Carpets

The Tenancy

Quality offices with excellent long term tenants residing in one of the best corner suites in the Platinum Building:

Suite 2.03, a total of 225sqm, now subdivided into 2 private tenancies:

Tenancy 1: Financial Advisory Group approx 100sqm

- \$45,000 p.a. + Outgoings + GST

- 3yr x 3yr Lease Term available on settlement

- Occupied since 01 Nov 19 start

Tenancy 2: Property Development approx 125sqm

- \$60,000 p.a. + Outgoings + GST

- 3yr x 3yr Lease Term available on settlement

- Occupied since 2009

Quality Fit Outs:

- Reception & waiting areas / boardroom / 2 x kitchenettes / comms room / storage cupboards / ducted AC / polished concrete entry / carpet throughout / trough lighting / neutral wall paint and floor to ceiling windows encase 2 sides of the suite.

NEGOTIABLE TERMS

Building Description

- A 3 storey retail and executive office block set over 2 wings - East Wing and West Wings providing a great mix of both retail space and corporate office suites.

- Ground floor tenancies range from a cafe, brand new state of the art gym through to specialist medical teams.

- Platinum / Fountain Plaza and Fountain Corporate is home to over 150 businesses and national tenants. Everything at your finger tips; all the major banks, post office, news agency along with a choice of cafes and restaurants. Excellent customer and staff parking on site.

Fit Out: Yes

R.O.I. % : 7

Zoning: B5 Business Development B5 Business Development

Car Parking: 6 allocated + Customer Parking

Website: <https://www.commercialhq.com.au/Listing?SurgaWebListingId=118477>
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Sale Details

Suite No.	SQM	For Sale	Rent	Outgoings p.a.
Suite 2.03	225	\$1,499,000.00	\$105,000 p.a. + GST	\$32,320.00

All outgoings and sales pricing are exclusive of GST

Contact:

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