

Potential  
7% yields

**SOLD**

## Two Brand New Office Investments In Heart of South Yarra - ...

**Sold**

Contact Agent

Sold: Wed 30-Aug-17

Offices

3-7 Claremont Street, South Yarra, Vic 3141

**Floor Area:**

111.0 m<sup>2</sup> - 131.0 m<sup>2</sup>



## Property Description

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- **Strong rental income**
- **Brand new 3 year leases**
- **Buy one or both**

Colliers International are delighted to offer two brand new commercial office investment opportunities in the heart of a well-established precinct in one of Melbourne's most sought after suburbs for sale.

The two securely leased offices of 111 sqm & 131 sqm\* respectfully are situated on Level 2 of South Yarra's newest and most impressive mixed use development, Claremont Manor. Recently completed, this offering provides an investor with an opportunity to acquire a modern, hassle free investment with a secure income stream from a strong tenant(s). Sensationally located with only a short walk to South Yarra train station, Toorak Road and Chapel Street retail amenity, these offices will be sure to remain a bullet proof investment well into the future.

### SUITE 2.02

3 Year lease – Commencing December 2016

2 x 3 Year Option

Income \$67,950 PA Plus GST

### SUITE 2.04

3 Year Lease – Commencing December 2016

1 x 3 Year Options

Income \$53,400 PA Plus GST

For more information on this opportunity please contact Colliers International.

## Additional Details

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**Building**  
Partial

**Tenure Type**  
Tenanted  
Investment

**Car Spaces**  
6

**Parking Comments**  
Secure undercover parking for 3 per tenancy

3-7 Claremont Street, South Yarra, Vic 3141



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**Colliers - Melbourne East**

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