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First National Commercial

AUCTION

Thursday 8th July 2021 at 12 noon

Introduction

First National Commercial Neilson Partners are excited to offer for sale 114 Main Street, Pakenham and 1 Treloar Lane, Pakenham.

A vibrant commercial investment in the heart of Pakenham comprising of two titles under a single roof line, anchored by a secure long-term tenant with a proven history.



Executive Summary

ADDRESS: 114 Main Street, Pakenham

DESCRIPTION: Well presented office/administration building with quality fit out

SITE AREA: 144sqm approx.

CAR PARK: Shared - Common area

ZONING: Commercial 1

ANNUAL RENTAL: \$52,201.56PA Excluding GST

TERM: 3 Years. Commenced 16/02/2021. The tenant has occupied the building since 2000.

ADDRESS: 1 Treloar Lane, Pakenham

DESCRIPTION: Open plan office fronting the common shared carpark

SITE AREA: 50sqm approx.

CAR PARK: Shared - Common area

ZONING: Commercial 1

ANNUAL RENTAL: \$12,360PA Excluding GST

TERM: 3 Years. Until 30/11/2021.

TOTAL SITE INCOME: \$64,561.56

Contact



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Shannon Hynd

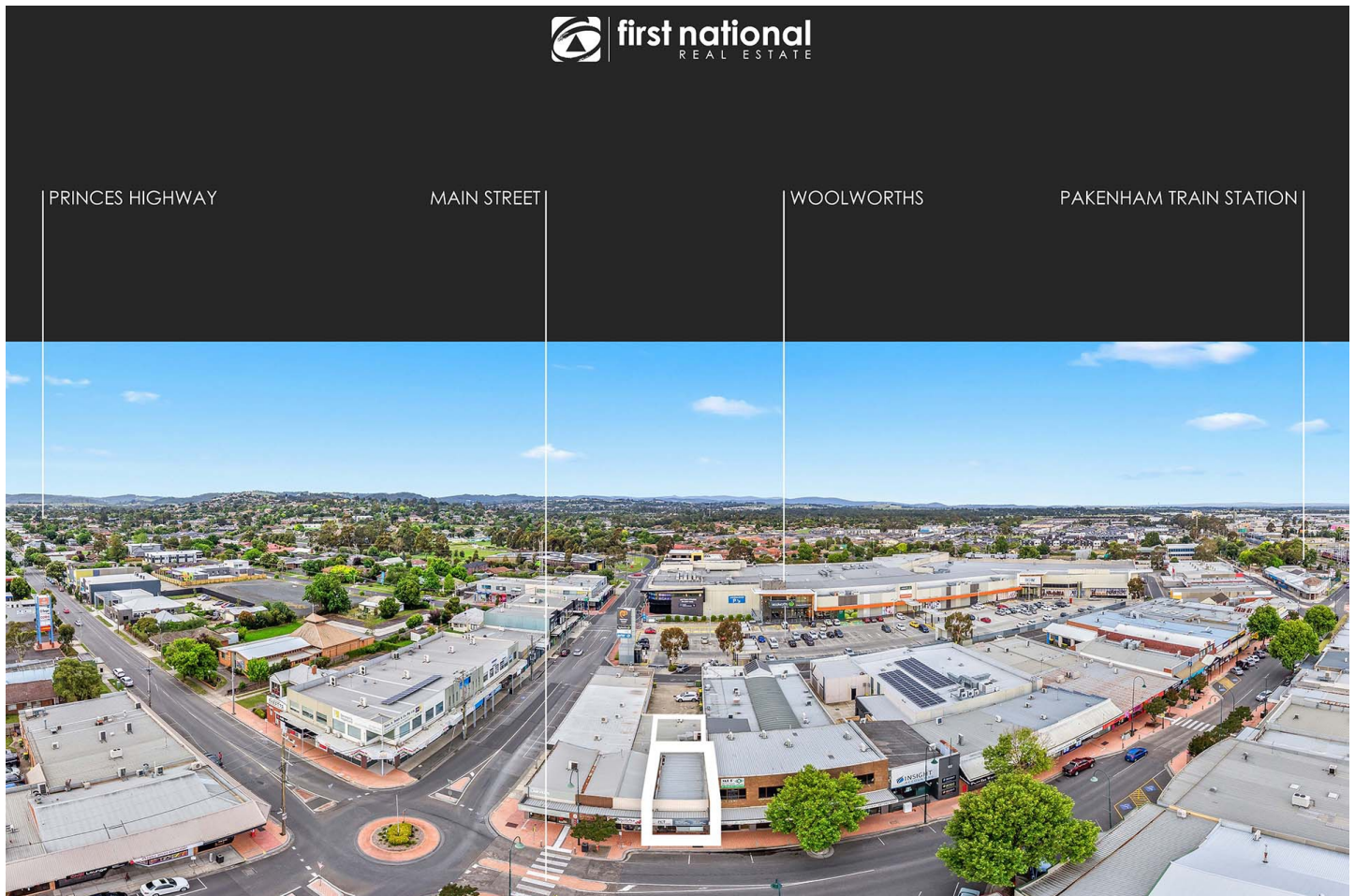
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shannon.h@neilsonpartners.com.au

Location

The property is located on the western side of Main Street, opposite the Newsagency in the heart of Pakenham.

A vibrant site, it is conveniently located close to the post office, all four major banks and 50 metres to the entry of Pakenham Shopping Centre. The Pakenham Railway station is 100m from the subject site.





Land Particulars

The land is described in Certificate of Title, Volume 10669, Folio 138 as Lots 13 & 14 on Plan on Subdivision 324517E.

A shared common area carpark is accessed via Treloar Lane to the rear of the property.

The common walkway offers pedestrian access from the carpark to the rear of the building.

[PLEASE SEE A COPY OF CERTIFICATE OF TITLE AND PLAN OF SUBDIVISION HERE](#)

Lease Particulars

PROPERTY 1: 114 Main Street, Pakenham

DESCRIPTION: Well presented office/administration building

BUILDING AREA: 144sqm

CAR PARK: Shared - Common area

ZONING: Commercial 1

ANNUAL RENTAL: \$52,201.56PA + GST and outgoings

TERM: 3 Years, commenced 16/02/2021

FURTHER TERM: One of three years

METHOD OF SALE: Auction. Thursday 3rd June at 12 noon

TERMS OF SALE: 10% Deposit, balance 30 days

PROPERTY 2: 1 Treloar Lane, Pakenham

DESCRIPTION: Open plan office space

BUILDING AREA: 50sqm

CAR PARK: Shared - Common area

ZONING: Commercial 1

ANNUAL RENTAL: \$12,360PA + GST and outgoings

TERM: 3 Years until 30/11/2021

METHOD OF SALE: Auction. Thursday 3rd June at 12 noon

TERMS OF SALE: 10% Deposit, balance 30 days

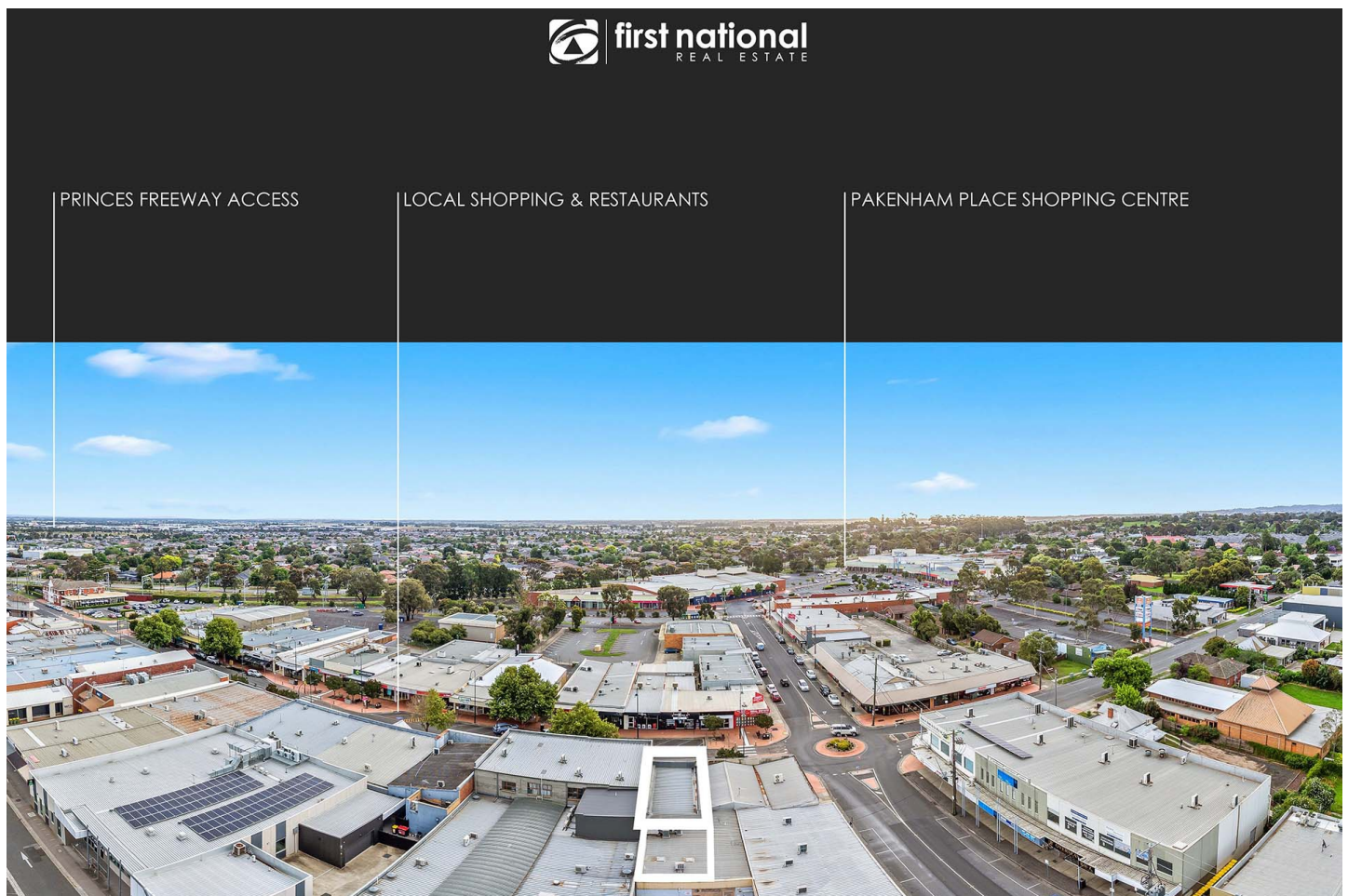


General Comments

Located in the heart of Pakenham, the site offers a secure long-term tenant providing sound rental return.

A prominent site with Main Street frontage and car parking accessed via Treloar Lane. With the added flexibility of two titles, it offers the chance to invest and occupy at a later date.

This rare opportunity located in the middle of Main Street offers appeal to the astute investor.



Method of Sale

The property is to be sold as one by public auction onsite on Thursday 3rd June 2021 at 12 noon.

Terms 10% deposit, balance 30/60 days.

This property is to be sold as a going concern and GST is not applicable to the sale price.

Disclaimer

This property report has been prepared by Facey Pty Ltd A.C.N 101 503 084 trading as First National Commercial Neilson Partners solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property. The information does not constitute all or any part of an offer to purchase, and is intended as a guide only.

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