



## Units 2, 27 & 29/ 34-46 King William Street, Broadmeadows

### THREE UNITS REMAIN - SECURE YOUR INVESTMENT TODAY - KING WILLIAM BUSINESS PARK

NSL Property Group is pleased to present Units 2, 27 & 29 at 34-46 King William St, Broadmeadows For Sale and Now Available.

This inner north office & warehouse sits within a premier commercial precinct and is ripe for the astute investor.

Positioned in an established and exclusive precinct of Broadmeadows, close to the Camp Road and Pascoe Vale Road the development offers flexible Commercial Zoning.

#### Unit 2 Features:

- Building Area: 161 sqm
- Vacant Possession
- 3 year lease commencing January 2024 + 3 plus 3 year options
- Annual increase of CPI whichever is greater
- Passing rental of \$27,675 per annum plus outgoings and GST
- Asking \$570,000

#### Unit 27 Features:

- Building Area: 176 sqm
- Vacant Possession
- Asking \$610,000

#### Unit 29 Features:

- Building Area: 176 sqm
- Passing rental of \$31,200 per annum plus outgoings and GST

2 161 m<sup>2</sup>

Price	From \$570,000
Property Type	Commercial
Property ID	50
Land Area	161 m <sup>2</sup>
Office Area	161 m <sup>2</sup>

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

