



## 425 Docklands Drive DOCKLANDS, VIC

### High Yielding Investment!

Lemon Baxter is pleased to offer for sale this outstanding investment opportunity comprising of 4 retail & 14 office suites. The suites are located within Waterfront City, an established Retail and Residential precinct to the west of the Melbourne CBD.

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- Existing improvements include fourteen (14) first and second level office suites and four (4) retail shops.

- Current net income of \$500,000 per annum\* net.

- Fully leased income of in excess of \$700,000\* net

**Type** : Offices  
**Sold Date** : Friday, 6th November 2015  
**Land** : 1800 m2  
**Building Size** : 1800 m2



**Paul O'Sullivan**

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