

53 Bay St, Port Melbourne, VIC 3207

Office Suite

Private Inspections by
Arrangement.



Blue Chip Location

Prime Bay Street position with direct exposure to the main road and a high volume of vehicles passing daily.

Property Features:

- Building area | 325m2 approximately
- Zoning | Commercial 1
- Current Tenant is a big medical group.
- Lease, 5 years commenced 1 Dec 2017
- Lease renewal 1 Dec 2022 , 5 years with further terms 5 x 5
- Modern fit-out
- 9 offices/ rooms, large reception area, 3 toilets, 1 staff room, 2 storage and 2 small rooms for multi-use
- Rental Return : \$ 11,433.10 per calendar month/ \$ 137,197.2 per PA including GST Plus outgoing
- Situated within the business district, many key precincts are nearby
- COUNCIL RATES: \$6976 per annum.
- BODY CORPORATIONS: \$4496/per year
- WATERS: \$1,136 PER YEAR

Open for Inspection

By Appointment.

Listed By

Theresa Huynh

