

100 & 100A Young Street, Frankston



For Sale

Fully Tenanted Long-Term Investment

Nichols Crowder is delighted to bring to market 100 Young Street, Frankston.

Opportunities like this don't become available often, with this property being held by the same family for over 20 years.

Located centrally in Young Street, with Frankston Station diagonally opposite and Bayside Entertainment Centre behind.

Featuring two tenancies, with the ground floor leased until 31/10/2032 returning \$65,563 p.a. + GST + outgoings, and the first floor leased until 17/08/2026 returning \$37,856 p.a. + GST + outgoings.

The ground floor tenant "Professional Hair Care Products" has traded here since 2006. The first floor is leased to Deific Pty Ltd Trading as

Codecat Digital Development.

Key features include:

- * Freehold title (no Owners Corporation)
- * Current rental income of \$103,419 p.a. + outgoings + GST
- * From 01/11/22 new 10 year lease on ground floor
- * From 18/08/23 new 3 Year lease on first floor
- * Total building area: 365sqm* (over two levels)
- * First floor area: 200sqm*
- * Ground floor area: 165sqm*
- * Total land area: 268sqm*
- * Rear access from Park Lane
- * 10m* frontage to Young Street
- * Activity Centre Zone (1)
- * Brand new roof installed in 2022
- * Preferred max building height 14 storeys (STCA) under the FMAC Structure Plan
- * Council is encouraging high density housing in Frankston's CAD

Terms: 10% Deposit, Balance 30/60/90 Days

For further information or to arrange an inspection, please contact the listing agents.

PLEASE NOTE:

* All information and measurements are approximates. Please refer to Contract of Sale and/or Lease documentation. All images subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

3P6260

Price

\$1,695,000 - \$1,750,000

Agents

James Dodge

0488 586 896

jamesd@nicholscrowder.com

Linda Ellis

0400 480 397

lindae@nicholscrowder.com

Nichols Crowder Carrum Downs

03 9775 1535

request@nicholscrowder.com

nicholscrowder.com.au

Nichols Crowder Carrum Downs, 1 Colemans Road, Carrum Downs VIC 3201

E & O. Whilst every care has been taken in producing the above information, no warranty is given or implied as to the accuracy.

Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.