

5<sup>th</sup> April 2022

Helen Ogle  
Fiducia Helen Pty Ltd

[Fiduciahelen1@gmail.com](mailto:Fiduciahelen1@gmail.com)

Dear Helen,

Re: 8/5 Channel Rd Mayfield West

MOVABLE is delighted to assist in the marketing of your above property. Our proposal outlines the strategies and costs involved to reach a successful conclusion in the minimum time.

It must be noted at this point that this is an agent's opinion and as such cannot be used as a valuation or construed to be a valuation in any way and must not be relied upon.

As the property is well known to you a detailed description of the features is unnecessary however, we found the property to be:

**Description:** This is the front unit of the Gateway complex and offers 5 car parks at the entrance door. The unit has been commercialised so it is now a quality, fully air conditioned 2 storey office space with pleasant outlooks that dove tails into the warehouse printing press areas.

**Lot and DP:** Lot 8 in SP 79092


**Zoning:** IN1 General Industrial

**Strata Land Area:** 339m<sup>2</sup> (approx)

**Building Area:** 514m<sup>2</sup> (approx)

**Current Rent:** \$80,000pa + OGs + GST (approx)

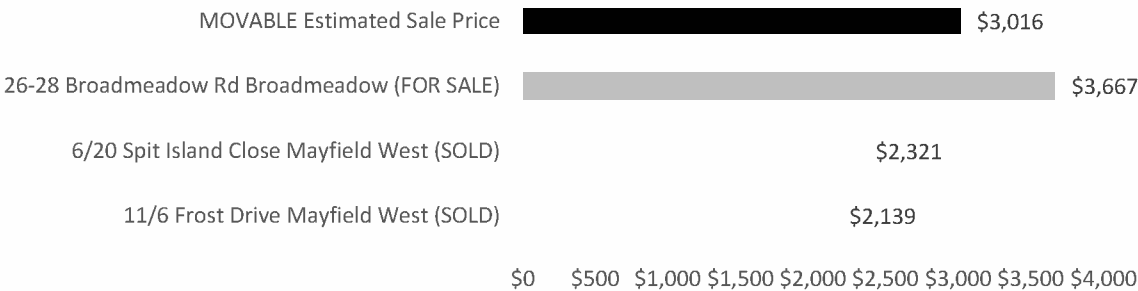
**Key Features:** The key to the property is the long term lease to the printing business which drives the anticipated sale price.

**MOVABLE Sale Pricing:**   
Our anticipated sale price is \$1,500,000 to \$1,600,000

**MOVABLE Lease Pricing:**  
Our anticipated rent is \$92,600pa + OGs + GST

You will see from the graph below where our price estimate positions your property in the current market.

8/5 Channel Rd Mayfield West Sale Comparison \$/m²



If we can be of any further assistance or if you wish to discuss this please contact me on 0425 302 771.

Always a Good Move

Steve Dick  
Commercial - Partner