



Jellis Craig Ivanhoe 9499 7992
153 Upper Heidelberg Road, Ivanhoe



The measurements and precise location of the land and/or property may not be precise. The exact dimension of the land/property and each feature should be verified by a licensed surveyor. Jellis Craig cannot accept any liability or responsibility for any error, omission or inaccuracy in any plan, drawing or rendering used in this material to describe the land and/or the property and/or any described feature.

**Jellis
Craig**

82 MAIN STREET
GREENSBOROUGH

**Jellis
Craig**



“Located in the ever popular main street of bustling Greensborough sits this commercial premises that presents a wonderful opportunity for the savvy investor.”

Secure investment with strong growth potential!

With a long term successful tenant having just signed a new 5 year lease paying \$48,710 plus outgoings and GST per year, the immediate return is robust. The long term capital growth prospects and development potential (STCA) also ensure this is a great option for those wanting to secure their financial future. Call today to book your inspection!

Expressions of Interest	Tue 16th July at 4pm
Inspect	As advertised or by appointment
Land	192 sqm approx.
Jamin Silluzio	0411 655 391
Dean Wolfe	0402 316 333
Daniel O'Regan	0403 662 260
Jellis Craig Ivanhoe	9499 7992