

# Sale

32-34 Mount Eliza Way, Mt Eliza



Vibrant Retail Opportunity Located Within  
Mount Eliza Village Shopping Centre



**32-34**  
Mt Eliza Way,  
Mt Eliza



Busy corner within the established Mount Eliza Village Shopping Centre

Land Area: 570m<sup>2</sup> approx. with extensive street frontages

On site parking for 6 cars

2 separate tenancies

Total Rent: \$141,143.71 pa plus GST and outgoings

Zoned: Commercial 1

Close to Woolworths Supermarket, National Tenants and an abundance of public car parking

Opposite popular pedestrian crossing

Terms: 10% deposit, balance 60 days

Outstanding opportunity to acquire this exceptional retail holding located on a prominent corner position at the entrance to the Mount Eliza Village Shopping Strip offering growth and development potential (STCA)