

# Clean up with this prime highway investment.

**10  
Year  
Lease**

**Circa 8% Yield**



**Auction Friday 1st March at 1pm on site**

**151-153 Nepean Highway, Mentone (Cnr Lower Dandenong Road)**

- Land Area: 1,316 m<sup>2</sup>\* with 63 metre frontage
- Rental: \$176,800 pa\* plus outgoings
- Fixed annual rental growth of 4% per annum
- Business 1 zoning
- Leased to well established Tenant

Frank Vinci  
0418 375 375

Joseph Carbone  
0418 351 316

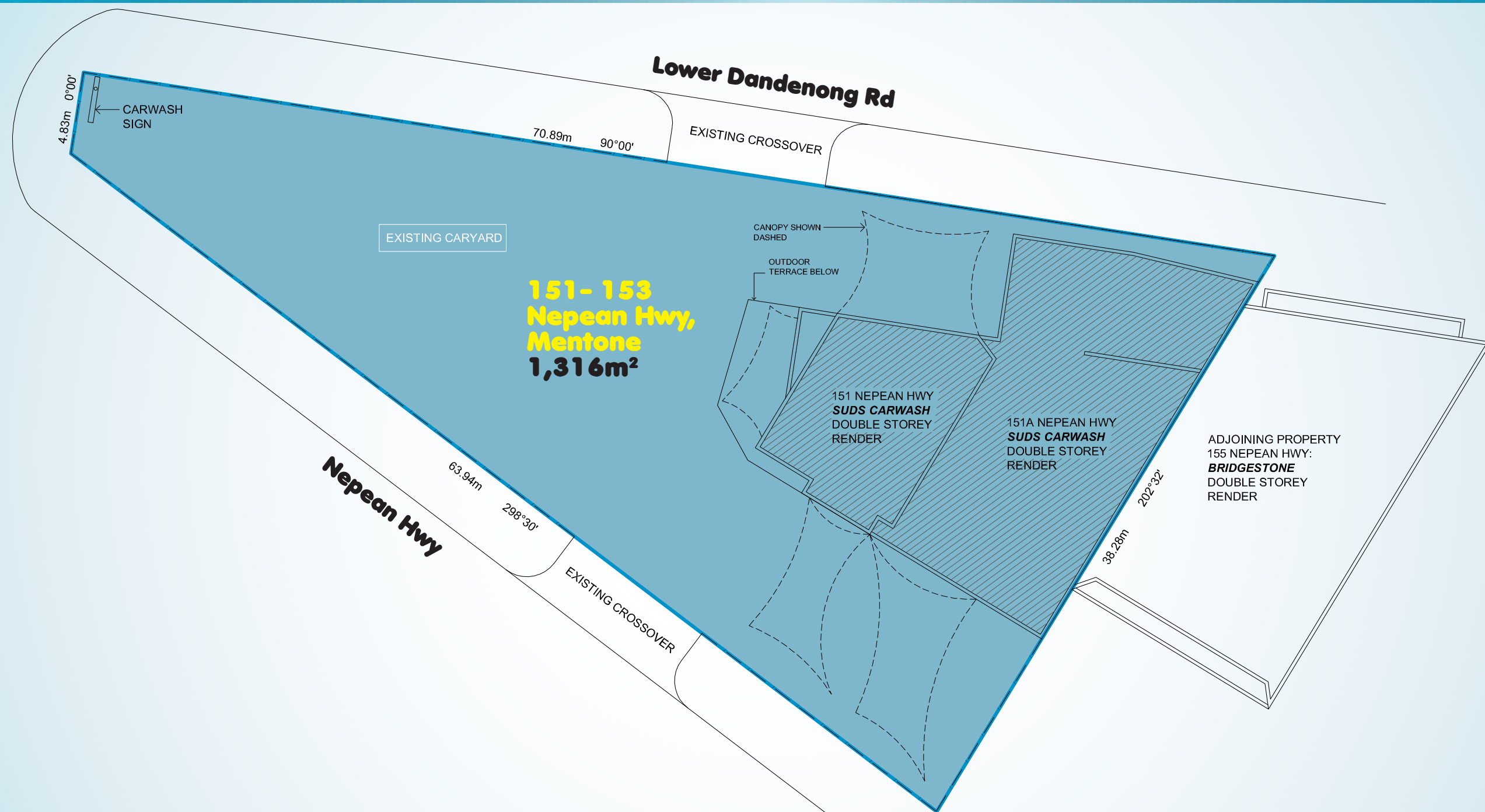


**VINCI CARBONE**  
100 COLLINS ST MELBOURNE

**9662 2020**

[www.vincicarbhone.com.au](http://www.vincicarbhone.com.au)

\*approx



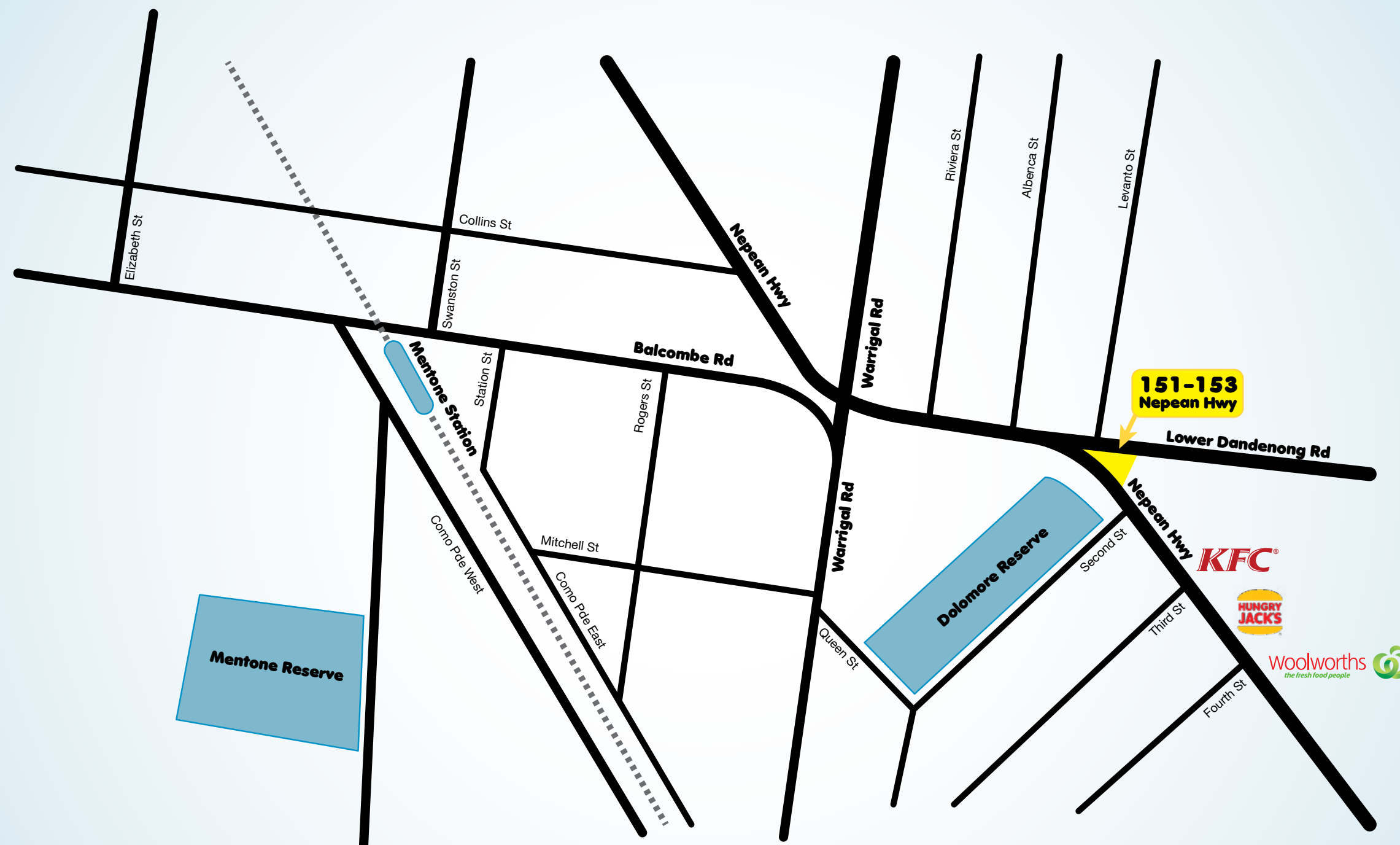
## Area Summary

Ground Floor Retail Area: 107m<sup>2\*</sup>

First Floor Office: 107m<sup>2\*</sup>

Car Wash Building: 262m<sup>2\*</sup>

Total Site Area: 476m<sup>2\*</sup>

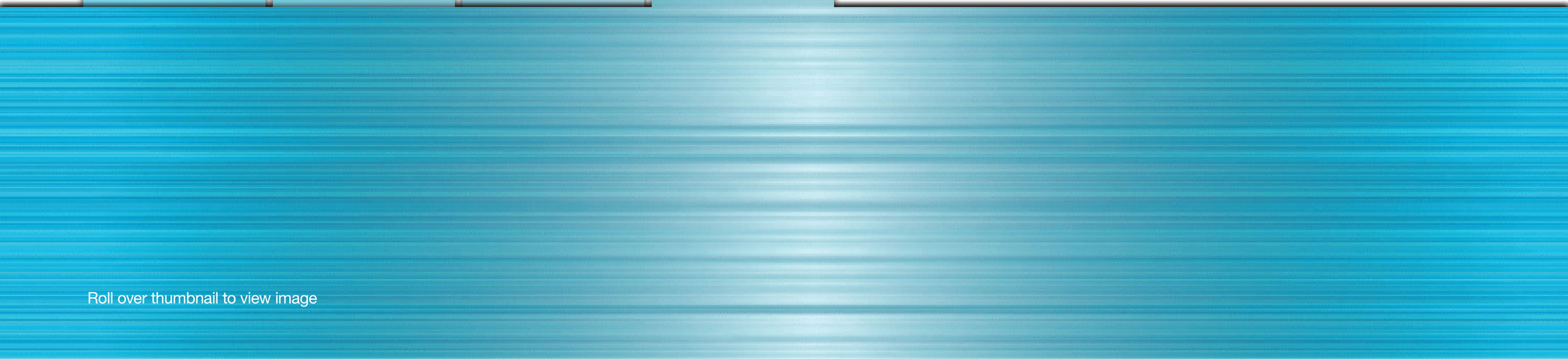
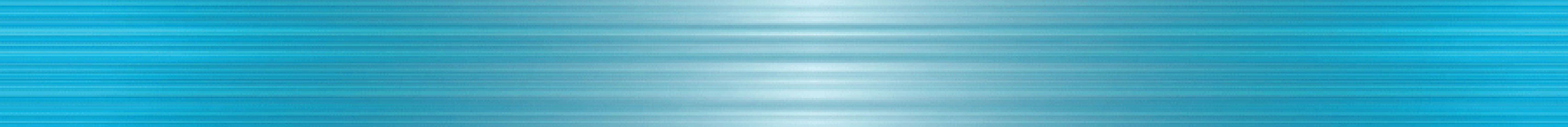


## 151-153 Nepean Highway, Mentone (Cnr Lower Dandenong Road)

151-153 Nepean Highway, Mentone is some 22 kilometres south east of the Melbourne CBD. It is situated on the corner of Nepean Highway and Lower Dandenong Road, with direct access to the property via both street frontages.

Surrounding development comprises the newly constructed Woolworths, Thrift Park Shopping centre to the south of the subject property and a KFC and Hungry Jacks fast food restaurant. Car dealerships including Mercedes Benz, Ford and Subaru are located within close proximity to the subject property.

This strategic property is well serviced with public transport and offers a superb opportunity to acquire this corner investment property in this highly sought after location.



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