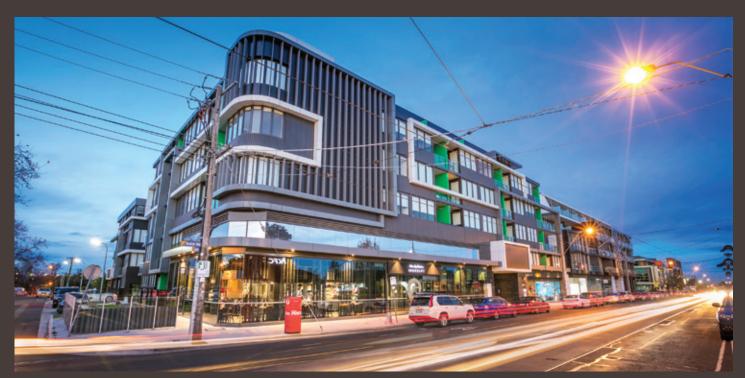
## Auction Thursday 24 August at 12pm on site







## Prized Retail Investment In High Density Hot Spot

## Shop 1, 110 Keilor Road, Essendon North

- > Immaculate property of 490m² approx. plus 5 car parks
- > Combined corner street frontage of 36 metres approx.
- > Secure 7 x 7 x 7 year lease to award winning eatery
- > Returning: \$116,699 per annum plus outgoings and GST
- > Centrally positioned within the Keilor Road Activity Centre and surrounded by a surging residential catchment
- > Located opposite McDonalds and KFC
- > Tram and bus stops at door step
- > Depreciation benefits available
- > Excellent prospects for strong capital growth



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Contact: Chris Kombi 0438 156 236 Adam Lester 0432 097 599 Terence Yeh 葉子厚 0452 475 627