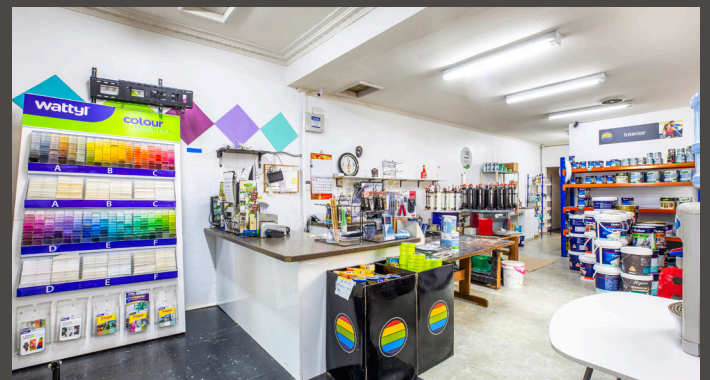
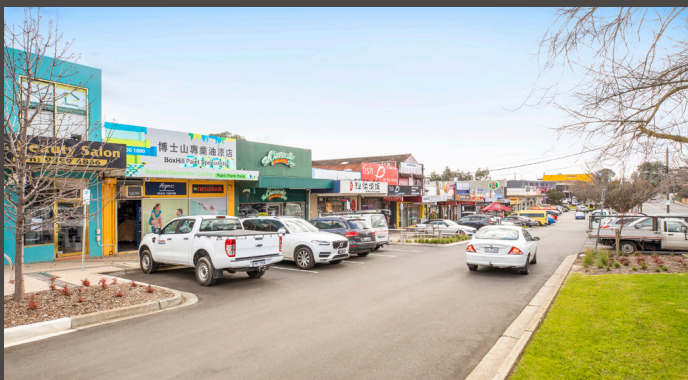


Auction Friday 6 September 1pm on site



Terence Yeh 葉子厚
0452 475 627

Prized Box Hill Freehold Investment

169 Middleborough Road, Box Hill

- › Affordable retail freehold with prominent main road exposure
- › Solid building of 160sqm* with over 6 metres of frontage
- › Commercial 1 zoned landholding of 185sqm* with excellent rear access and onsite parking
- › 5 + 5 year lease to Box Hill Paint Specialists
- › Returning \$32,760 per annum plus GST
- › Fixed 5% annual increases throughout the term and further term
- › Outstanding future value add/re-development potential (stca)
- › Within one of Melbourne's most sought after residential districts
- › Perfectly positioned to benefit directly from the area's population boom

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*All dimensions are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.