



## Lot 5, 1-9 Balcombe Road, MENTONE 3194

### BITE SIZE INVESTMENT

#### Premises:

<b>Land Area m<sup>2</sup>:</b>	sqm (approx)
<b>Building Area m<sup>2</sup>:</b>	50 sqm (approx)
<b>Car Parking:</b>	
<b>Rental Income:</b>	\$15,522 pa (approx)
<b>Zoning:</b>	Activity Centre Zone
<b>Sale Method:</b>	Private Sale

#### Contact:

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#### Description:

- Building Area: 30sqm\*
- Current Rental: \$15,522 pa\*
- 1 secure car space
- Popular location at affordable price point
- Ideal entry level investment
- Mixed Use Zoning (MUZ)

Aston Commercial are pleased to present Shop 5, 1-9 Balcombe Road, Mentone to the market via Private Sale.

Situated on the major five ways intersection of Nepean Highway and Warrigal Road, this property is supremely located for maximum exposure to daily traffic.

Benefitting from its position at the foot of the Archer Development consisting of 87 residential apartments, this tenancy is also the local coffee shop for several other surrounding residential complexes.

Joining other neighbours including KX Pilates, Johnny Boys Pizza, Liquor Clearance & Wot a Kebab.

Aston Commercial highly recommend this affordable entry level commercial property for your serious consideration.

For further information on this property or other investments within this portfolio, please contact the exclusive selling agents.

\*approx.



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