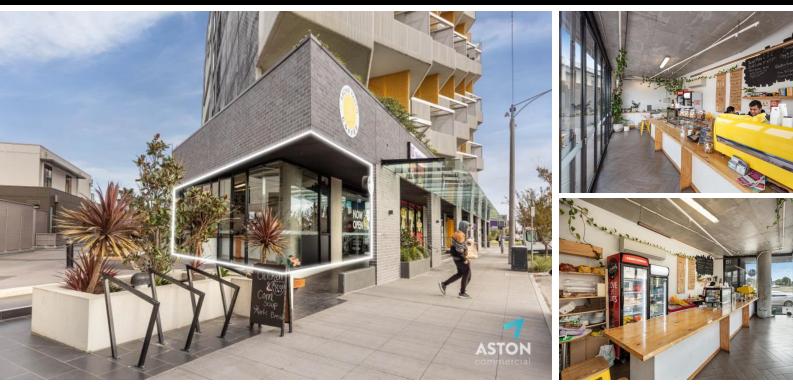


# For Sale



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

### BITE SIZE INVESTMENT

#### Premises:

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

#### Contact:

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Jeremy Gruzewski 0422 211 021 jeremy@astoncommercial.com.au

#### **Description:**

• B	uilding	Area:	30sqm*
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- 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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Any interested party should undertake their own enquiries as to the accuracy of the information. Aston Commercial Pty Ltd excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising therefrom. \*Approximate