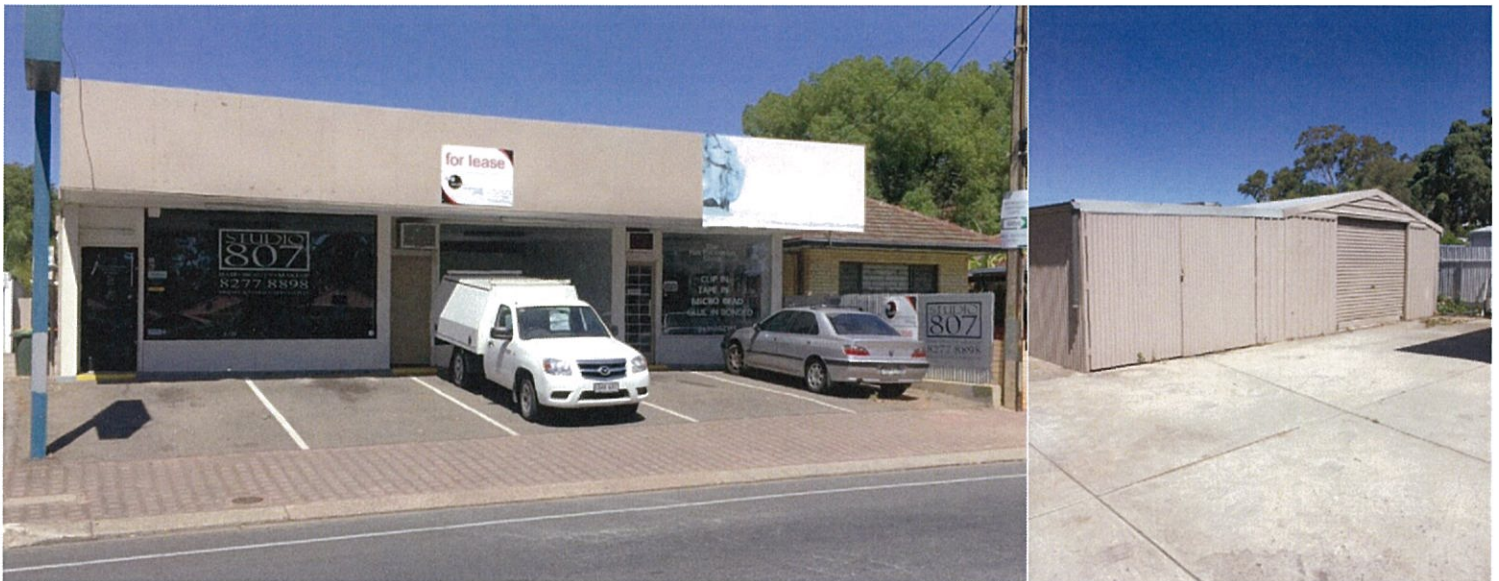


# FOR SALE

**807 Marion Road,  
MITCHELL PARK**

**Brick Premise located on busy main road near Oakland's Park Shopping Centre**



**Group of 3 brick shops/office located on Main Road with high traffic exposure.**

**Total building area of approximately 160 Sqm plus additional garage to rear.**

**Shops 1 & 3 leased, plus rear office and garage also under lease. Current net annual income of \$26,412.00 (5.85 % yield) with potential income of \$39,412.00 (8.76% yield) with shop 2 under lease.**

**Front and rear parking. Three toilet amenities. Each shop/office has rear undercover lock up storage area.**

**Located on busy main road near Oaklands Park Shopping Centre. New Roof. Ideal for the owner occupier/investor.**

**\$450,000 + GST**

**Enquiries: Jenny Howkins 0416 188 098**

**RLA 212733**

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.