

# Auction Friday 30 November at 1pm on site



## Thornbury's Tastiest Investment

709 High Street, Thornbury

- > First time offered in 44 years!
- > Exceptional retail investment located in the heart of one of Melbourne's most dynamic and lively retail precincts
- > Dual income streams from two established tenants
- > New five (5) year lease to the iconic Café Flo
- > Immaculate food production facility at rear
- > Total passing income \$51,585 per annum plus outgoings
- > Site Area 158m<sup>2</sup> approx. with dual frontage to High Street and ROW

Chris James 0421 779 714  
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Terence Yeh 葉子厚 0452 475 627

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

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