



Marvellous Mentone Opportunity - 2 Shops Land

Sold

Contact Agent

Sold: Thu 28-Oct-21

Retail • Land/Development

111-113 Mentone Parade, Mentone, Vic 3194

Floor Area:

160 m²

Land Area:

505.00 m² (approx)



Property Description

- **Invest, Occupy Or Develop (stca)**
- **Within Dynamic Activity Centre**
- **Underutilised Site Of 505sqm***

Fitzroys is delighted to offer for sale by Public Auction on Thursday 28th October at 2pm, a versatile site with excellent value add prospects located within the rapidly evolving bayside lifestyle precinct of Mentone.

Key features include:

- Expansive land area of 505sqm*
- Underutilised site includes two shops with a combined building area of 180sqm* encompassing less than 40% site coverage
- Dual frontage to Mentone Parade and large council car park at rear
- Flexible lease profile with holding income
- Versatile opportunity suited to a range of investors, owner occupiers and developers (stca)
- Located within the heart of the popular Mentone retail and lifestyle precinct, metres from Coles Supermarket and in proximity to Woolworths, Chemist Warehouse, La Porchetta, Aus Post, major Banks and established local retailers and eateries
- Metres from the new Mentone Train Station and \$3.4m Mentone Community Piazza project
- Surrounded by various prestigious schools including Kilbreda College (directly opposite), Mentone Grammar, St Bede's and Mentone Girls Grammar
- Favourable Activity Centre Zoning providing scope for multiple development outcomes (stca)
- Well serviced by major arterial roads including Nepean Highway, Warragul Road and Balcombe Road providing convenient access to surrounding South Eastern suburbs and the CBD
- Affordable opportunity in one of Bayside's most popular commercial precincts.

111-113 MENTONE PARADE, MENTONE – FOR SALE BY PUBLIC AUCTION ON THURSDAY 28th OCTOBER @ 2P

Additional Details

Tenure Type
Tenanted
Investment

Zoning
Activity Centre

111-113 Mentone Parade, Mentone, Vic 3194



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Fitzroys - Melbourne

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