



## Ground & First Floor Suites 1 & 3/1243 Point Nepean Road Rosebud

**Leased**

Leased: Tue 13-Jul-21

Retail • Medical/Consulting • Offices

1243 Point Nepean Road, Rosebud, Vic 3939

**Floor Area:** 113 m<sup>2</sup>

### Property Description

Offering three (3) separate tenancies, the choice is yours to take one or all one of the spaces on Rosebuds most prominent corner.

With visibility to over 13,000 vehicles daily (VicRoads), this property is zoned Commercial 1, providing flexibility to the tenant to use as retail, office or even medical (STCA).

Key features include:

Ground Floor

- \* Retail or office use
- \* Building area of some 60 sqm (approx.)
- \* Expansive light filled corner position with exposure direct onto Point Nepean Road
- \* Timber flooring at the front and carpeted office at rear
- \* Power and data points
- \* Common access to toilets and staff amenities

First Floor- Suite 1

- \* Impressive views over Point Nepean Road towards the Beach...

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