



## Shop and Dwelling in Ivanhoe

Retail • Offices

235 Banksia Street, Ivanhoe, Vic 3079

**Floor Area:** 94 m<sup>2</sup>

### Property Description

Located in a neighbourhood shopping strip close to the corner of Oriel Rd and Banksia St. Surrounded by well established businesses, this location will allow you to attract and retain a stable clientele -- located right next to Bellfield Primary school, pizza and retail shop and an ALDI store.

The property has a shop at the front with a living space upstairs and at the back.

Apartment upstairs comes with 2 bedrooms with built-in wardrobe shower, toilet, and double remote garage, and gas heated hot water. Lounge area situated downstairs behind the shop comes with an electric heater and can be used as an extension of the shop. Also comes with a kitchen downstairs that comes with gas cooktop, electric oven and grease trapper.

Comes with two electricity connections -- 3 phase and 1 phase.

Shop dimensions:

Front area: 5.6mX11.4m shop

Back area: 3.9mx5.9m

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03 9855 6000

**ASL Real Estate - Kew**

130 High Street, Kew Vic 3101

**Leased**

Leased: Mon 16-Mar-15