



## PRIME BALYWN RETAIL RENTAL SLASHED

Retail • Offices

306 Whitehorse Road, Balwyn, Vic 3103

**Floor Area:** 139 m<sup>2</sup>

### Property Description

The Landlord has reduced the rental on this prime retail building and is prepared to meet the market for the right tenant. Formerly operated as a cafe/ food premises the Landlord is prepared to offer the property to the market with the following options.

#### Option 1

Lease the property as a whole which includes ground floor retail area plus rear courtyard plus 2 bedroom first floor residence which has its own separate entrance. Total area 139sqm (approx.).

Rental \$55,000pa plus gst and outgoings.

OR

#### Option 2

Lease the ground floor retail area of 80sqm (approx.) plus rear courtyard only.

Rental \$45,000pa plus gst and outgoings....

**Leased**

Leased: Mon 01-Jun-20



**Dean Alexander**

0409877787

**Gorman Commercial - Hawthorn East**

415 Riversdale Road, Hawthorn  
East Vic 3123

 **realcommercial.com.au**  
Australia's No.1 commercial property site\*

www.realcommercial.com.au/502988538