



## HIGH EXPOSURE OFFICE / RETAIL

Retail • Offices

4/40 Burgundy Street, Heidelberg, Vic 3084

**Floor Area:** 105 m<sup>2</sup>

### Property Description

Ray White Commercial presents an opportunity to lease a fantastic retail/office space in a prime location. With strong surrounding businesses including ALDI, Coles, Commonwealth Bank & Snap Fitness along with the added bonus of a Coles Supermarket car park at the rear for customers, this property on busy Burgundy Street ticks all the boxes.

- 105m2 approx. of high exposure corner office/retail space
- Front & rear access
- Shared amenities include kitchen area and toilets
- 2 x Split Systems
- Secure undercover parking (2 vehicles)
- Ample 3P for customers plus coles carpark also located at rear
- Loading Bay

\$35,000.00 Per annum + GST + Outgoings

Theo Karkanis 0431 391 035  
George Kelepouris 0425 798 677



**Theo Karkanis**

0431 391 035

**Ray White Commercial - Oakleigh**  
7-9 Atherton Road, Oakleigh Vic  
3166

**Leased**

Leased: Mon 28-Nov-16

### Additional Details

<b>Tenure Type</b>	<b>Car Spaces</b>
Vacant Possession	2