



AN INVESTMENT THAT WILL HAVE YOU HOOK, LINE & SINKER

Land/Development • Retail • Showrooms/Bulky Goods

915 Nepean Highway, Bentleigh, Vic 3204

Floor Area: 431 m²

Land Area: 583.00 m² (approx)

For Sale

\$2M+ Buyers

Sale by Negotiation

Property Description

RIPE FOR REDEVELOPMENT!!

431 sqm largely single level showroom (68 sqm mezzanine) leased to long standing established tenant "The Compleat Angler". Leased till 31st August, 2022 with no further term, returning \$71,730.60 net with annual CPI increases.

Boasting a 13.7m frontage, on a Commercial 2 zoned 583 sqm site, with rear street access.

Call now to advance your interest.

Disclaimer:

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers/lessees are advised to carry out their own investigations.



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