



## Impressive Elsternwick Freehold Investment

Retail

476 Glen Huntly Road, Elsternwick, Vic 3185

**Floor Area:** 200 m<sup>2</sup>

### Property Description

- **Leased to Highly Regarded Tenant**
  - **Prime Glen Huntly Road Location**
  - **First Time Offered In 23 Years**
- Well located within strongly performing retail and hospitality precinct
  - Metres from Coles Supermarket and surrounded by various National tenants
  - 3 x 3 x 3 year lease to popular restaurant trading as Nevsky
  - Returning \$56,257 per annum approx plus outgoings and GST
  - Immaculately presented two storey building of 200sqm approx.
  - Land area: 132sqm approx. with right of way at rear
  - Positioned amongst various multi-level mixed use buildings with further developments planned which will continue to bolster foot traffic
  - Convenient access to public transport with trams services at doorstep and moments from the Elsternwick Railway Station
  - Rare affordable freehold investment within one of Melbourne's most successful retail precincts

FOR SALE BY PUBLIC AUCTION: WEDNESDAY 11th OCTOBER AT 1PM ON SITE

**Sold**

Contact Agent

Sold: Mon 16-Oct-17

### Additional Details

**Tenure Type**

Tenanted  
Investment



**Chris Kombi**

0438 156 236

**Mark Talbot**

0409 222 411

**Fitzroys - Melbourne**

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