



# CRABTREES

REAL ESTATE



## 420-422 Neerim Road MURRUMBEENA VIC

Cafe entrepreneurs pay attention!! Huge potential here to really give this unique and well-located property a facelift and really make it into something special.

**Price** : \$30,000 annual  
**Building Size** : 88 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/east/murrumbeena/commercial/retail/5861645>

property Features:

- + Extra signage rights for maximum exposure
- + 2 shop frontages with large window displays
- + High traffic flow area
- + 50m from Murrumbeena Station
- + Suitable for multiple uses
- + Toilet facilities

NOTE: a brand new apartment block has recently been built directly opposite this property - ANOTHER apartment block will soon be build next to the existing one thus this strip will soon reap the benefits of this newly populated area.

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