



2/141 Waverley Road MALVERN EAST VIC

Great opportunity to secure a prime shop front on busy Waverley Road currently operating as a party business for children.

Features:

- + 3 x 3 x 3 year lease from 4th April 2013
- + Net return of \$14,400 approx per annum
- + Annual 4% fixed increases
- + Huge 4.6m display window shop front offering great exposure to Waverley Road
- + Highly exposed thriving retail location only 300m from Monash University (Caulfield Campus) with high levels of

Price : \$299,000
Building Size : 50 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/malvern-east/commercial/retail/5861886>