



## 7 Hamilton Walk MOUNT WAVERLEY VIC

AUCTION Thursday 26th March 2015 at 1pm on-site

Great opportunity for an astute investor to secure a highly sought after investment in the Mount Waverley Shopping Village.

A hairdressing salon has been trading in the building for 30 years!

Features:

- + Current return of \$61,000 pa net
- + Annual increases of 4% during each lease term
- + 4 year lease from February 2015 plus 2 further options of 4 years

**Price** : Contact Agent  
**Building Size** : 106 sqm  
**Land Size** : 185 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/mount-waverley/commercial/retail/5862145>