



63 Hamilton MOUNT WAVERLEY VIC

AUCTION Thursday 30th October At 1 PM On Site

Great opportunity for the astute investor to invest in a Mount Waverley institution, this Fruit & Veg shop has been trading as a Greengrocers for over 40 years and features:

- + Current return of \$51,480 pa provides for assured rental growth
- + Annual increases of 4% during each lease term
- + Three (3) year lease plus options from April 2014
- + Front and rear access
- + Central location right in the heart of the thriving Mount Waverley Village Shopping Centre

Price : Call Agents
Building Size : 148 sqm
Land Size : 148 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/mount-waverley/commercial/retail/5862237>