



## 480 Neerim Road MURRUMBEENA VIC

Fantastic opportunity for astute investors to secure a leased freehold in thriving Murrumbena Village features:

+ Well established cafe IRON HENRY returning \$42,900 pa net

+ New 3 +3 + 3 year lease from 11th April 2016

+ Annual CPI rent increases

+ Renovated cafe in immaculate condition

+ Includes full commercial kitchen with capacity for large volume catering

+ Seating provided on both ground floor and first floor

**Price** : Contact Agent  
**Building Size** : 203 sqm  
**Land Size** : 228 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/murrumbena/commercial/offices/5862414>