



12/445 Warrigal Road MOORABBIN VIC

A great opportunity to purchase an affordable investment in the heart of Moorabbin's industrial precinct.

The Simpson Street Cafe is a popular coffee and lunch spot for local workers and has a treed front area with outdoor seating at the front.

Features include:

- + 92sqm popular cafe premises
- + 5 year lease from 01/11/2018 with one further term of 5 years
- + 3.25% annual rental increases
- + Returning \$34,094.18 per annum* net
- + 6 allocated car spaces
- + Just off Warrigal Road (fronting Simpson St) and close to the Dingley Bypass, Keys Road and a short distance from

Price : Contact Agent
Building Size : 92 sqm
Land Size : 92 sqm
View : <https://www.crabtrees.com.au/sale/vic/bayside/moorabbin/commercial/offices/5863018>