



817 Nepean Highway BENTLEIGH VIC

This high profile retail premises is positioned with premium frontage to the Nepean Highway in the busy Bentleigh/Brighton shopping strip.

With a solid tenancy in place this is a great opportunity to add to or start your investment portfolio.

Features include:

- + 157sqm prime retail space
- + 4 year 9 month lease from 23/10/2018 with two additional 5 year options
- + Returning \$24,000 per annum* net
- + Annual 3% rental increases
- + Solid brick construction
- + Rear access via roller door
- + Covered verandah entry
- + Bordering Bentleigh and Brighton this location has great

Price	: Contact Agent
Building Size	: 157 sqm
Land Size	: 157 sqm
View	: https://www.crabtrees.com.au/sale/vic/boyside/bentleigh/commercial/offices/5863021