



## 47 Florence Street MENTONE VIC

Crabtrees Real Estate are pleased to offer for sale this highly desirable retail investment in a premier location.

The property's features include:

- + Securely leased to an established tenant
- + Prime corner location in the heart of Mentone
- + Large shop plus unique two level rear building
- + Outstanding location in the premier Mentone retail precinct
- + Strong demographics, situated amongst four private schools
- + Total land area of 200sqm\*
- + Total building area of 198sqm\*
- + Side laneway access
- + Activity Centre Zoning
- + Future development potential (STCA)
- + Meters from the soon to be upgraded Mentone train

<b>Price</b>	: \$1,050,000
<b>Building Size</b>	: 198 sqm
<b>Land Size</b>	: 200 sqm
<b>View</b>	: <a href="https://www.crabtrees.com.au/sale/vic/bayside/mentone/commercial/healthcare/5863127">https://www.crabtrees.com.au/sale/vic/bayside/mentone/commercial/healthcare/5863127</a>