



### 38/190-200 Jells Road Wheelers Hill VIC

Located within the Wheelers Hill Shopping Centre and with exposure to the car parking, this well presented shop/office offers flexibility for a multitude of tenants!

- + 80sqm of fitted office space which could be easily converted back to open plan
- + Tiled entry with reception counter
- + Carpeted rear open plan office with air-conditioning
- + Self contained and rear access
- + Ample staff and customer parking within the open air car park (time limits apply)

**Price** : \$45,000 pa + GST  
**Building Size** : 80 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/east/wheelers-hill/commercial/retail/5986631>



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