



60 & 60a Brice Avenue, Mooroolbark VIC 3138

## Single Freehold- With Value Add Potential

Unique opportunity to secure a leased investment in Mooroolbark's hot spot. Consisting of a ground floor retail space leased to an Indian restaurant and upstairs has separate access to a two bedroom unit with a roof top balcony.

Great opportunity for an astute investor to add value to this site.

- ?? Land area : 216m2 approximately
- ?? Rental: 30,000 per annum approximately
- ?? Terms: Three (3) Years
- ?? Options: Three (3) Years
- ?? Zone: Business 1

Retail  
FOR SALE

216sqm

# Ray White®

roland.rentz@raywhite.com

annalise.mastrangelo@raywhite.com