



**4/37-39 Station Road, Cheltenham VIC 3192**

## **GROUND FLOOR RETAIL PREMISES WITH BRAND-NEW 3 YEAR LEASE**

If you have been searching for the perfect entry level investment opportunity for your self-managed super fund then look no further! Superbly located on vibrant Station Road in Cheltenham on ground level of the Quest apartment complex, and only 5 min\* walk to Cheltenham Train Station.

Lease terms:

Brand-new 3 year lease with two further terms of 3 years each  
Rental \$20,400 per annum plus GST plus Outgoings  
Fixed 3% annual increases  
Leased to local and est

Retail  
FOR SALE

47sqm

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