



**450 Neerim Road, Murrumbreena VIC 3163**

## CLEAN RETAIL / OFFICE / MEDICAL

Perfectly located directly opposite Murrumbreena train station in the heart of Murrumbreena's vibrant shopping village. Currently featuring entrance foyer with reception, one surgery/consulting room, office, laboratory/work shop, powder room & utility courtyard previously operating as denture clinic, will suit a variety of uses (STCA).

- Total area 70m2 approx
- Large shop front
- 2 x Split system Heating/Cooling
- Gas available
- Amenities including kitchen area with stove
- Suit a variety of uses (STCA)

\$20,900 p/a plus outgoi

Retail  
FOR LEASE

70sqm

**Ray White®**

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