



**11 Windsor Avenue, Mount Waverley VIC 3149**

## **CORNER SHOP/OFFICE WITH SEPARATE RESIDENCE & DEVELOPMENT UPSIDE (STCA)**

Ray White Commercial Victoria is pleased to offer this well-presented corner shop/office with separate 2 bedroom residence. Located directly opposite Jordanville Railway Station and 100 metres from Huntingdale Road, this property is suitable for the astute investor or owner occupier who is looking for future value-add/development potential (STCA).

- Total land size 376m<sup>2</sup> approx.
- Total building area including garage and retail area 160m<sup>2</sup> approx.
- Including Shop/Office of 55m<sup>2</sup> approx.
- Separate modern two bedroom residence with front and back yards
- Heating/cooling & security system
- Undercover parking in

Retail  
FOR SALE

160sqm

**Ray White®**

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