



**13 Royton, Burwood East VIC 3151**

## TWO TITLES, TWO TENANTS, ?SOLD AS ONE?

Ray White Commercial are pleased to present for sale by way of Auction a quality 2 Storey Retail / Office investment property currently leased to two tenants.

Zoned C1Z these two properties are to be sold as one, offering an amazing and exciting opportunity for any astute investor also offering office space on the first floor for an owner occupier.

The property benefits from its position as well as excellent access to major arterial roads Burwood Highway, Blackburn Road and only minutes walk to bus and trams.

- Total land area 179m2 approx.
- Total building area 236m2 approx.
- Future development potential
- Allocated Car parking

Retail  
FOR SALE

236sqm

**Ray White**

**George Kelepouris**

0425798677

george.kelepouris@raywhite.com