



37 Armstrongs Road, Seaford VIC 3198

LEASED SEASIDE INVESTMENT ? OUTSTANDING OPPORTUNITY

Ray White Commercial Victoria is delighted to present to one lucky purchaser this fantastic retail / residential investment opportunity leased to an established and busy cafe on ground level (37 Armstrongs Road Seaford) plus the added bonus of a separately leased two (2) bedroom residence all with its own access and street frontage on the rear (8 Newton Place Seaford).

Located in the South-eastern growth corridor and situated approx 700m from the beach and approx 2.7km to Carrum train Station and 1.5km to Seaford train station.

This two level free-hold building is currently leased to a cafe trading as 'Bear & Cub' since 1st March 2016 for two (2) years with two (2) further terms of two (2) years each. Current rental is \$13,458.

Retail
FOR SALE

188sqm

Ray White

Ryan Amler

0401971622

ryan.amler@raywhite.com