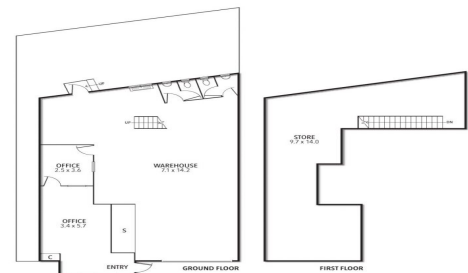


1/1861 FERNTREE GULLY ROAD, FERNTREE GULLY



1/1861 Ferntree Gully Road, Ferntree Gully VIC 3156

## Main Road Investment

Situated on busy Ferntree Gully Road with approximately 15,000 vehicles passing per day giving any business in this premises great exposure.

Nested in amongst other successful & established businesses directly across the road from Mountain Gate Shopping Centre and a short drive away from Eastlink where else would you want to invest?

Property Features:

- Returning | \$27,102.84 per annum Gross
- Lease term | Three (3) years + Three (3) years
- Lease commencement | 1st March, 2015
- Annual | CPI reviews
- Building area | 165m<sup>2</sup> approximately
- Ample car parking
- Zoning | Commerc

Showrooms/bulky Goods  
FOR SALE

165sqm

# Ray White®

**Brett Diston**

0439365532

brett.diston@raywhite.com