



1264-1266 Heatherton Road, Noble Park VIC 3174

## Two Shops, One Tenant ? Enormous Upside!

Ray White Commercial Oakleigh is delighted to offer for sale by way of public auction these two outstanding shop fronts leased to one tenant, located in Melbourne's South-eastern growth corridor.

These stand-alone buildings to be sold as one will provide one lucky purchaser with the unique opportunity to invest now with long-term development potential (STCA)

Property Features Include:

- Combined Total Building Area: 370m2 (approx)
- Combined Total Land Area: 438m2 (approx)
- Combined Current Rental: \$55,222 per annum + GST + Outgoings
- Commercial 1 Zone (C1Z)
- Future Development Potential (STCA)
- Outstanding Main Road

Retail

FOR SALE

370sqm

**Ray White**

**George Kelepouris**

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