



**2/351-353 Nepean Highway, Chelsea VIC 3196**

## CORNER RETAIL INVESTMENT WITH EXCELLENT EXPOSURE

Ray white Commercial (Vic) are excited to present to market this leased retail corner investment Located on busy Nepean Highway in Chelsea.

Offered with a new three (3) year lease with further terms to an architecture firm, this is an attractive investment opportunity that ticks all the boxes!

### Property Features:

- &bull; Total lettable area of 85m2 approx
- &bull; Corner location (Nepean Hwy and Kelvin Grove)
- &bull; Large windows and light-filled space
- &bull; Split system heating / cooling
- &bull; Located 500m\* to

Retail  
FOR SALE

85sqm

**Ray White®**

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