



7 Ellingworth Parade, Box Hill VIC 3128

Significant Freehold Within Box Hill's Core Retail/Development Zone

Ray White Commercial proudly presents this unique freehold within the heart of Box Hill. Currently 100% leased, returning \$106,789.92 pa gross on a two (2) year three (3) month lease allows the astute investor/developer holding income whilst unlocking this property's true potential with the prospect of 12 level development (STCA).

- Land area | 491m² approximately
- Building area | 385m² approximately
- Zoning | Commercial 1
- Prime development opportunity
- Rear laneway access

Offices
FOR SALE

385sqm

Ray White®

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