



**81 Boronia Road, Boronia VIC 3155**

## LEASED INVESTMENT - MUST BE SOLD!

Ray White Commercial is pleased to offer to market an outstanding entry level investment opportunity which has been leased to a long term and established laundromat for nearly 35 years. Benefiting from unsurpassed main road exposure, this is a perfect entry level investment and definitely one to start or add to your property portfolio.

### Property Details:

- Total building area | 62m2 approx
- 3 + 3 + 3 Year Lease Commenced July 2017
- Current Rental | \$15,375 p/a + GST + Outgoings
- Main Road exposure
- Rear access with on-site parking
- 3 phase power & comme

Retail  
FOR SALE

62sqm

**Ray White**

**Ryan Amler**

0401971622

ryan.amler@raywhite.com