



182 Keilor Road, Niddrie VIC 3042

## RENTAL REDUCTION ACT NOW!

FOOD PREMISES FITTED OUT READY TO OPERATE AS A RESTAURANT  
START YOUR BUSINESS HERE  
MAIN ROAD LOCATION AMONGST MANY FOOD TRADERS.

### GROUND LEVEL

- Fit-Out Including , 2 exhaust canopies, cook top/grill/hot plate/wok burner, Dishwasher, Cool room, Excluding Motor, Valued at \$25,000 as an option to operator to purchase.
- 4,000 Ltr Grease Trap provision, High pressure Gas, Tiled Floor, Air Con Including 3 phase power.
- NLA 100 sq/m approx.
- Ample Street Park

Retail  
FOR LEASE  
\$69,750 P.A. plus Outgoings and GST  
200sqm