



150 Epsom Road, Ascot Vale VIC 3032

## Opportunity Knocks..!!

Positioned on busy Epsom Road is this shop/dwelling with loads of opportunity and potential

Comprising of.....

- Fish & Chippery/Cafe' Business
- Commercial Cooking Equipment
- Double shop front
- 2/3 Bedroom Dwelling
- Large Backyard with loads of nature light and ROW
- High foot/road traffic
- Located only metres from Melbourne Show Grounds & Parkland
- Rent & Terms Negotiable

Retail  
FOR LEASE

300sqm