



**57 Phillip Island Road, San Remo VIC 3925**

## Fantastic Value - Fabulous Views - Price reduced

? 2 blocks on a single title ? Land area 85.34m x 15.24m ? approx. 1300 sq metres. Enquires 0419544588

? Front block - building currently used as Caf? and Art Gallery/showroom with rear residential unit.

? Rear Block ? bitumen sealed car park with 20 car spaces

? Total Building area ? 287 Sq metres

? 3 street frontage ? Phillip Island Rd, San Remo Pde & Genista Street

? Wheelchair access, disabled toilet & shower at rear of building, Interior toilet in gallery and shower/toilet facilities in residential unit (total ? 2 showers, 3 toilets)

? Back to base alarm system

? Compliant fire safety equipment (last inspection June 2017)

? Commercial grade, slip resistant vinyl flooring throughout entire building with coving. Hospital grade flooring

Retail

FOR SALE

315sqm