



**1/504 Kooyong Road, Caulfield South VIC 3162**

## **PRIME POSITIONED CORNER COFFEE SHOP**

Ideally located on busy Kooyong Road, take advantage of the already set up coffee shop waiting for a new tenant. Suit food/beverage application.

Fitted with kitchen area with stainless steel sink, food preparation area and bench top counter, plus opportunity to purchase coffee machine from current tenant this unique property offers the following attributes:

- ? Total Building Area | 15m2 (approx)
- ? Located corner Kooyong Road and Gardenvale Road
- ? Excellent access plus council parkland with park benches adjacent
- ? Ready to start operating
- ? CCTV monitoring premises

\$13,500 per annum + GST

Retail  
FOR LEASE

15sqm

**Ray White®**

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