



**3/450 Nepean Highway, Chelsea VIC 3196**

## PERFECT START-UP - OCCUPY OR INVEST

Ray White Commercial Oakleigh is excited to present 3/450 Nepean Highway, Chelsea to market by way of Private Sale.

This open-plan retail/office space is suitable for a variety of uses (STCA), making it ideal for any small business or an alternatively as an entry level investment opportunity.

Enjoy convenient access to ample street parking and a parking lot located at the rear. Just 200m\* away from the beautiful Chelsea beach and 400m\* from the Chelsea railway station, this property is situated in a prime location.

The Commercial 1 Zoning (C1Z) makes this the ideal choice for businesses seeking flexibility in the heart of Chel

Retail  
FOR SALE

50sqm

**Ray White**

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