



11-13 Balcombe Road, Mentone VIC 3194

## SUBSTANTIAL LANDHOLDING WITH INCOME AND MULTI-LEVEL DEVELOPMENT POTENTIAL

Ray White Commercial Oakleigh are excited to present 11-13 Balcombe Road, Mentone for Sale via Public Auction on 7th July 2023 @ 11.00am.

Retail  
FOR SALE

Property Features Include:

175sqm

- ? Total Land Area | 565m2 \*
- ? Total Building Area | 175m2 \*
- ? Open plan throughout
- ? Large staff area at the rear
- ? Tenant on a month-to-month tenancy
- ? Suit Investors/Owners

**Ray White.**

**George Kelepouris**  
0425798677  
george.kelepouris@raywhite.com

**Simon Liang**  
0451954318  
simon.liang@raywhite.com