



## 90 Nepean Highway, MENTONE 3194

### BITE SIZE INVESTMENT

#### Premises:

Land Area m <sup>2</sup> :	sqm (approx)
Building Area m <sup>2</sup> :	90 sqm (approx)
Car Parking:	1
Rental Income:	\$26,522 pa (approx)
Zoning:	Commercial 1
Sale Method:	Private Sale

#### Contact:

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#### Description:

- Building Area: 90sqm\*
- Current Rental: \$26,522 pa\*
- Five (5) year lease with further options
- 1 secure car space
- Staff toilets and kitchenette
- Zoned Commercial 1 (C1Z)

Aston Commercial are pleased to present 90 Nepean Highway, Mentone to the market via Private Sale.

This property benefits from major exposure to daily traffic of Nepean Highway and is set back in a service lane where there is substantial on-street parking for customers and staff.

Adjacent to major Mentone homemaker centre, consisting of national operators including Bunnings, Supercheap Auto, Spotlight, Rebel Sport and Petbarn.

Suiting a number of future uses including office, retail & hospitality due to its flexible floor plan, this property is a great investment for the astute investor.

Aston Commercial highly recommend this commercial property for your serious consideration.

For further information on this property or other investments within this portfolio, please contact the exclusive selling agents.

\*approx.



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