

**\$770,000+**

Shop: 🛏 - 🚗 1 🚗 -

75 Brighton Road, Elwood, 3184



### Hot Elwood Retail Investment with Upside

Outstanding main road location at the junction of Chapel Street and Brighton Road, in front of two tram line (78, 67) and buses, opposite St. Kilda Primary School, Town Hall and Grosvenor Hotel, next to Pizza & Pasta restaurant, contemporary Turkish Cuisine, bottle shop, Accountant, Lawyer, Doctor, gift shop, Post Office and many other businesses & offices, surrounded by residential properties. This approx 67m<sup>2</sup> is currently leased to IT company for 3 years plus one option of another (3 ) years. Perfect location and works for savvy investor and first timer in commercial.

- Approx 67m<sup>2</sup> ground premises
- Commercial 1 Zone
- Excellent access to major arterials
- Freestanding Building with No Body Corporate
- Potential to add first floor (STPA)

Call Anthony on 0421 454 086 now.

Floor Area: 67 m<sup>2</sup>

Land Area: 67 m<sup>2</sup>

Zone: Commercial 1

Current Rent: 24720

#### Features:

- Close to Transport
- Renovated
- Views
- Access Roads
- Close to Amenities

#### Agent Details

Anthony Wee - Camberwell Office



Phone: (03) 9889 1666

Mobile: 0421 454 086

Email: [anthony@exceland.com.au](mailto:anthony@exceland.com.au)

Address:

1373 Toorak Road, Camberwell, VIC  
3124