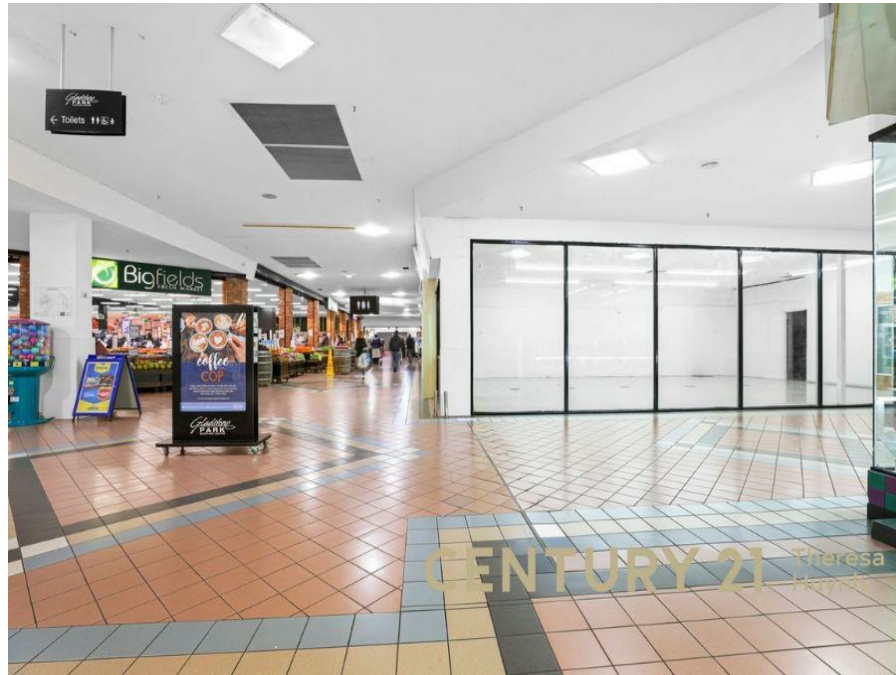


133 - 134 8-34 Gladstone Park Dr, Gladstone Park, VIC 3043

Sold - \$850,000

Retail Shop



## Great Location

High exposure corner shops, 133 & 134 with a combined retail floor space of 210.4m<sup>2</sup> located in the heart of the Gladstone Park Shopping Centre

Opposite a popular large fresh food retailer, (Big Fields), and near to major retailers such as ALDI and Woolworths shop 6 is exposed to a large volume of shopping traffic every day and would be ideal for a variety of retail options.

The Shopping Centre services a large multicultural community, is home to over 100 retail outlets including major Supermarkets, Banks, Chemists & Post office making it the go to place for all daily shopping needs and then some.

With ample parking and public bus services on Gladstone Park Drive and Mickleham Rd the centre is easily accessed by the surrounding community resulting in a high level of foot traffic through the centre on a daily basis.

Shop 133 & 134 are available for SALE on favourable terms.

Leased @ \$ 3,336.66 plus GST & OC

Term 2 x 2 x 2 commence 1 first April 2025

Outgoings 2024 - 2025 (approximately)

Lot 133

Rates quarterly \$616.00

Water quarterly \$304.00

Body Corp 24-25 \$1587.00

Lot 134

Rates quarterly \$246.00

Water quarterly \$294.91

Body Corp 24-25 \$263.00

Call Theresa Huynh on 0450 551 959 today to discuss how you can invest in this popular shopping centre

<https://gladstoneparkshopping.com.au/centre-map/>

**Open for Inspection**

By Appointment.

## Listed By

Theresa Huynh

The Office

Phone: (03) 9547 7222

