

4/20-22 Old Dandenong Rd, Oakleigh South, VIC 3167

\$600,000 to \$640,000

Retail Shop



## Grab this Opportunity - Leased to Magic Bros Pizzeria!

This retail property located in an established neighbourhood shopping strip, is currently trading as Magic Brothers Pizzeria, and only metres from Warrigal Road arterial, the Dingley bypass and is perfect start or addition to your investment portfolio.

Key features include:

- \* Secure tenancy in place
- \* Development Opportunity (STCA)
- \* Five year lease commencing on 6th April 2025
- \* Further options of 5 years + 5 years
- \* Returning \$36,363.64 plus GST & Outgoings
- \* Total Land Area 138 m2 approx
- \* Building Area 100 m2 approx
- \* Open laneway at the rear with 2 car spaces
- \* Commercial 1 Zone ( C1Z )

For further details please contact:-

- \* Alex Vouladas: 0419 385 359
- \* Con Stefanidis: 0418 563 590

**Open for Inspection**

By Appointment.

### Listed By

Alex Vouladas

The Office

Phone: (03) 9544 8888

