

8/258 Springvale Rd, Springvale, VIC 3171

Leased - \$96,000

Retail Shop



PRIME LOCATION WITH HIGH FOOT TRAFFIC AND MAXIMUM EXPOSURE

Located in the very heart of Springvale shopping district, the center of multicultural, make this a perfect place to start your own business.

Surrounded by shops, restaurants and banks, this premise is suitable for many commercial needs.

This outstanding retail shop offer:

- Corner shop with double exposure and three different entries
- Suit a variety of uses (STCA), including kitchen (grease trap available)
- Modern fitting
- Ample of parking for customers
- Long lease available

Outgoing Estimates

SEW: \$ 400 per quarter (approx.)

Council Rates: \$4800 per year (approx.)

Body Corporates: \$ 2035 per month (approx.)

Rent : \$96,000 per annum PLUS GST (negotiable)

Available NOW.

Open for Inspection

By Appointment.

Please call (03) 9547 7222 to book private inspection or please check our website;

<https://springvale.century21.com.au/rentals-open-for-inspection>

for available open times.

Listed By

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The Office

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