



Shop 38a/314-360 Childs Road Mill Park, VIC

**Astute Investors - Good Yield**

This affordable leased retail space, located in long established, diverse & well presented Stables Shopping Centre, is offered for sale.

Strong anchor tenants include Woolworths, Major Banks, Australia Post & BWS. There are a host of food and entertainment options immediately surrounding.

Shop 38a is situated facing sports ovals and arenas and benefits by having good pedestrian flow and an abundance of carparking immediately available.

- Rental: \$26,500
- Lease Term 5 +5
- CPI annual increases
- Floor Space: 50m2 (approx.)

**Price:** SOLD - \$495,000

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



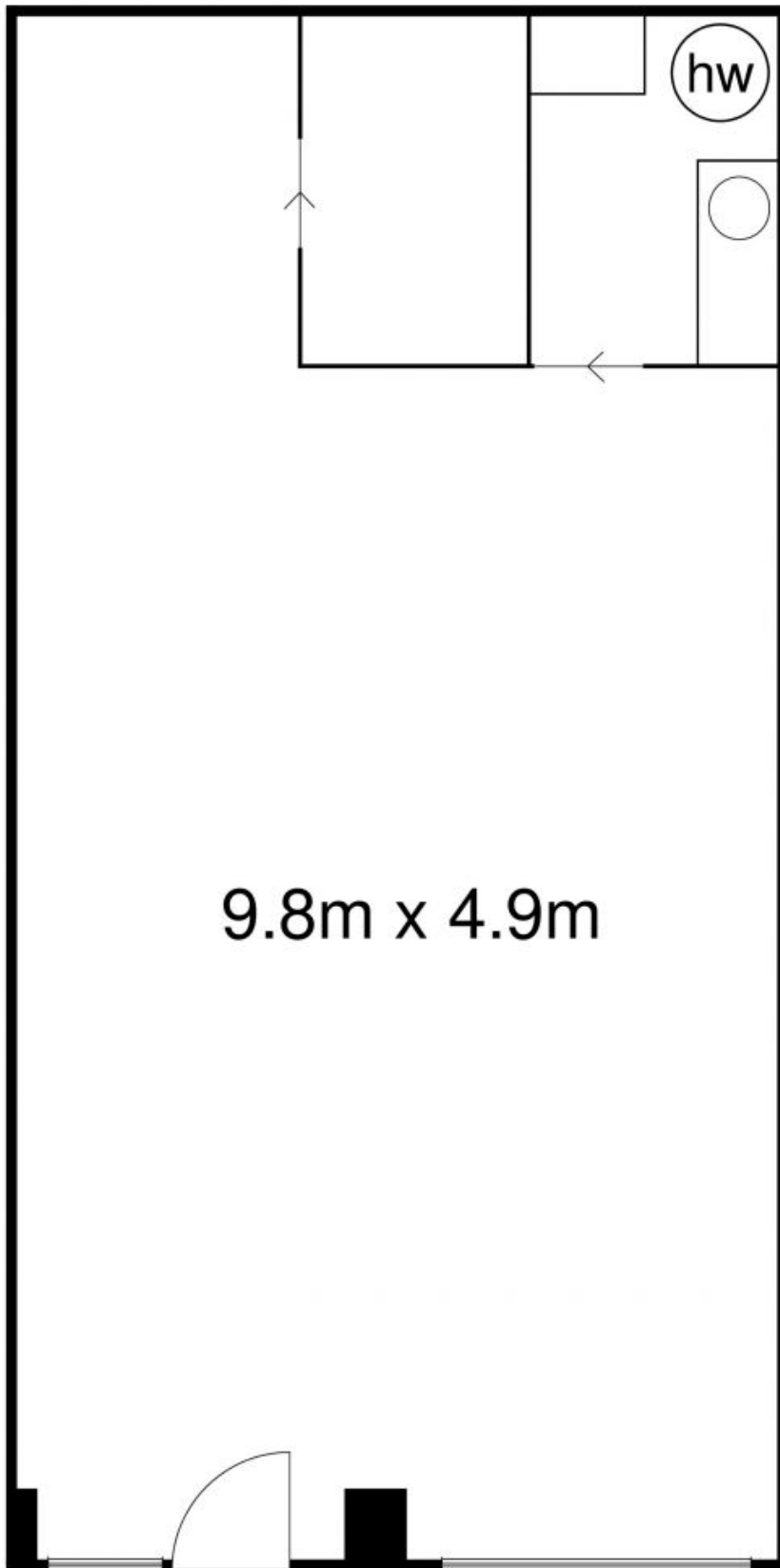
**Branko Agatanovic Michael Sabelberg**

0448 035 565

0450 554 317

branko.a@lovere.com.au

michael.s@lovere.com.au



The information contained herein has been obtained through sources deemed to be reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Shop 38a/314-360 Childs Road Mill Park, VIC