



74 Great Ryrie Street HEATHMONT, VIC

 3  1  1

### PRIME RETAIL - PROMINENT 2 STOREY SITE!

Fantastic opportunity with this two storey solid brick shop and dwelling, currently returning \$19000 per annum approx, (plus GST and outgoings) with annual CPI increases. 6 Year lease plus options through to 2021. Five shops side-by-side. The property comprises of: retail and office area, lounge room, functional kitchen overlooking meals area, central bathroom, laundry and courtyard. All 3 bedrooms are upstairs.

The property has recently been painted and has rear entry access. An Ideal property which is in Zone Business 1 that offers a versatile long-term investment opportunity. Realistic and motivated vendor. Inspect by appointment by contacting:

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**Melplex Real Estate**