



**Unit 1, 327 Hampstead Road, Northfield**



## RETAIL OPPORTUNITY

Features of the property include:

- Shop 1 in a small group of 4 Strata Titled shops
- Shop of 96.5 sqm (approx.) with rear high clearance roller door (loading dock) access
- Currently utilised as a Butcher, and has been the location of a Butchers shop for well over 70 years
- Fantastic fit out with provisions for Cool Room
- Ample customer car parking located at front and rear tenant parking
- High exposure site on Hampstead Road with approximately 34,500 cars passing daily (DPTI)
- Currently leased at \$15,120 p.a. (approx.) + Outgoings + GST (exp. 29/8/19 with renewal option of 2 years.)

Inspection a must!

If you would like to inspect the property please contact Nick Mastrangelo 0401 790 753 or Mastracorp Land line 08 8212 0140

96m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	1698
<b>Land Area</b>	96 m <sup>2</sup>

### Agent Details

Nick Mastrangelo - 0401 790 753  
 Pasquale Mastrangelo - 0409 465 863

### Office Details

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 REAL ESTATE

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