



## 248 Springvale Road SPRINGVALE

### High street foot traffic, main road exposure UNDER OFFER

Double storey building, 2 street frontages located Springvale Road Shopping Strip and rear entry is next to well known Hoa Tran Restaurant, among other big name businesses like Better Prices Chemist, Commonwealth Bank, mobile phone shops, Springvale Central Shopping Central, plus rear access to number 8 Balmoral and Buckingham plaza.

- \* Ground Floor: 236 sq. approx.
- \* First Floor: 214 sq. approx
- \* Internal goods lift
- \* Multiple uses
- \* Long lease provided
- \* Rental \$9,000 per month ++

Contact: 03 9547 0345

**Council Rates:** \$6,500.00/year (approx)  
**Water Rates:** \$1,100.00/year (approx)  
**Strata Rates:** \$0.00 p/q



**Property Management**